

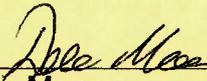
An
Coimisiún
Pleanála

Direction
CD-021575-25
ACP-323711-25

The submissions on this file and the Inspector's report were considered at a meeting held on 16/12/2025.

The Commission decided by majority (2:1) to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning Commissioner:


Declan Moore

Date: 16/12/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Policy SMT25 of the Dublin City Development Plan 2022-2028 seeks to manage on-street car parking to serve the needs of the city alongside the needs of residents, visitors, businesses, kerbside activity and accessible parking requirements. Section 4.1 of Appendix 5 of the development plan states that there will be a presumption against the removal of on-street parking spaces to facilitate the provision of vehicular entrances to single dwellings in predominantly residential areas where residents are largely reliant on on-street car-parking spaces or where there is a demand for public parking serving other uses in the area. Given the locational context of the site within the urban area, it is considered there is a demand for public parking serving other uses, including residential uses, in this area.

The proposed development is therefore considered not to be in compliance with Policy SMT25 or Section 4.1 of Appendix 5 of the development plan. The proposed development would set an undesirable precedent for further similar developments throughout the city and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Commission noted that the site notice and application lodged with the planning authority did not accurately describe the proposal, which should have rendered the application invalid, the notice/application should have included *retention* of the removal of railings and pedestrian entrance. However, given the substantive reason for refusal, the Commission did not pursue this matter.