

An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000035**  
**PL-500004-DN**

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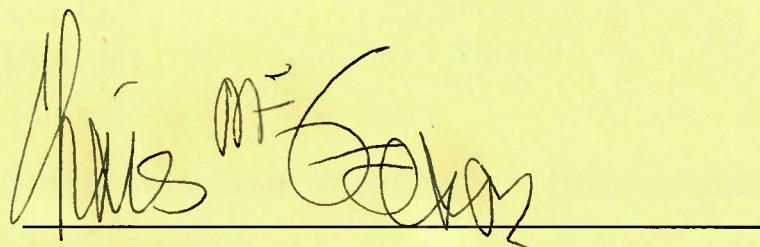
The submissions on this file and the Inspector's report were considered at a meeting held on 26 January 2026.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Having regard to the Z4 zoning objective, which seeks to provide for and improve mixed services facilities, the pattern of development in the area, which is characterised by front landscaped gardens with intact boundary treatment, and the policy framework provided by the Dublin City Development plan 2022-2028, it is considered that the creation of a vehicular entrance and off-street parking in the front garden of no. 18 Main Street, by reason of the proposed development itself and the undesirable precedent it would set for the other houses in the terrace (nos. 16-22 Main Street), would result in the removal of one or more on-street parking spaces located within a communal parking bay serving the residents of no. 14-22 Main Street and other users, would be inconsistent with Section 8.5.7 (Car Parking), Policy SMT25 (On-Street Parking) and Appendix 5 of the Dublin City Development Plan 2022-2028 and would injure the visual and residential amenities of property in

the vicinity. The proposed development would, therefore, be inconsistent with the proper planning and sustainable development of the area.

**Planning Commissioner:**



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**Chris McGarry**

**Date:**

**26<sup>th</sup> day of January 2026**

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**