

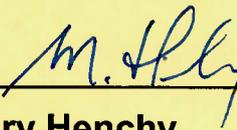
An
Coimisiún
Pleanála

Commission Direction
CD-000169
PL-500194-DN

The submissions on this file and the Inspector's report were considered at a meeting held on 18 February 2026.

The Commission decided to refuse permission generally in accordance with the following reasons and considerations.

Planning Commissioner:



Mary Henchy

Date:

26th day of February 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Insert Reasons and Considerations here

Section 4.1 – 'On-Street Parking, Appendix 5 of the Dublin City Development Plan 2022- 2028 provides, inter alia, 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. The proposed development includes a proposal to remove existing on-street parking space to facilitate the provision of a vehicular entrance to a single dwelling in a predominantly residential area where residents are largely reliant on on-street car-parking spaces. The reduced supply of on-street parking would detract from the convenience of road users and the residential amenity of surrounding properties, would be contrary to the Development Plan and would set an undesirable precedent for other similar developments in the area. Furthermore the proposed development is not in accordance with policy SMT 25 due to the impact on the residential amenity of adjoining properties due to the loss of on street parking. The proposed development would, therefore, be contrary to the aforementioned policy of the Dublin City Development Plan, 2022-2028 and would, thereby, be contrary to the proper planning and sustainable development of the area.