

An  
Coimisiún  
Pleanála

Commission Order  
ABP-321984-25

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**Planning and Development Acts 2000 to 2024**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D24A/0976/WEB**

**APPEAL** by Ross Bartley and Eithne O'Brien care of O'Dea and Moore Architects of 9 Castlewood Park, Rathmines, Dublin against the decision made on the 6<sup>th</sup> day of February, 2025 by Dun Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** Removal of portion of existing railings and plinth to create a 3.5-metre-wide opening providing vehicular access and landscaped, off-street parking in front garden area, all at 23 Rosmeen Park, Dun Laoghaire, County Dublin.

## **Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## Reasons and Considerations

Having regard to the site location and proximity to public transport and for the provision of existing public on-street car parking spaces on Rosmeen Park, the proposed provision of a vehicular access and an off street car parking space would be contrary to Section 5.5 (Promoting Modal Change) and 5.6 (Promoting Active Travel: Cycling and Walking) of the Dún Laoghaire-Rathdown County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

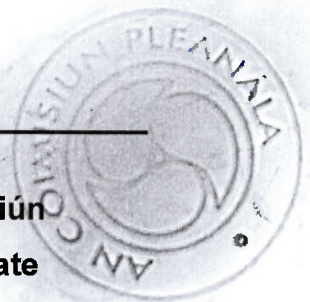
In deciding not to accept the Inspector's recommendation to grant permission, the Commission considered that insufficient justification has been provided to demonstrate the need for off street parking in a well-served accessible urban location which would result in the direct loss of a public on-street residents / pay and display car parking space, a resource to which the appellant has access to, and therefore a refusal was warranted in this instance.



**Emer Maughan**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate  
the seal of the Commission.**



Dated this 20<sup>th</sup> day of June 2025.