



An  
Coimisiún  
Pleanála

Commission Order  
ABP-322348-25

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1190/25**

**APPEAL** by Brian Sugrue care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 25<sup>th</sup> day of March, 2025 by Dublin City Council to refuse permission.

**Proposed Development:** Retention of the use of the existing structure to the rear of number 20 Victoria Road, Terenure, as a habitable accommodation.

## **Decision**

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

## Reasons and Considerations

The structure in relation to which permission is sought to retain its use for habitable accommodation is located on a narrow lane. Having regard to the relevant requirements for access to mews dwellings as set out in Section 15.13.5.4 and Appendix 5, Section 4.3.8 of the Dublin City Development Plan 2022-2028, the Commission is not satisfied that it has been demonstrated that the development can be adequately served by emergency vehicles (fire tenders). The retention of the use of the structure for habitable accommodation would, therefore, be contrary to the proper planning and sustainable development of the area.

*Eamonn James Kelly*

**Eamonn James Kelly**

**Planning Commissioner of An Coimisiún**

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

Dated this *31<sup>st</sup>* day of *July*, 2025

