



An
Coimisiún
Pleanála

Commission Order
ABP-322582-25

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1397/25

Appeal by Catriona Barry care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 24th day of April, 2025 by Dublin City Council to refuse permission.

Proposed Development: New vehicular entrance (circa three metre wide) in the form of swing gates, three number car parking spaces (five metres by three metres each), an electric vehicle charging point and associated site development works, all at 63 Palmerston Road, Dublin (a protected structure).

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

1. The vehicular entrance and parking spaces in the front garden would seriously injure the architectural character of both the setting of the protected structure and the historic streetscape and would give rise to an unacceptable loss of original historic fabric and character. The proposed works would contravene Section 11.5.1, criteria (f) and (g) of Policy BHA2 and Section 4.37 of Appendix 5 of the Dublin City Development Plan 2022-2028, and Sections 13.4.3 and 13.4.4 of the Architectural Heritage Protection Guidelines for Planning Authorities (2011) issued by the Department of the Environment, Heritage and Local Government. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would result in the removal of on-street parking to accommodate a private vehicular entrance, which would be contrary to Policy SMT25 and Section 8.5.7 of the Dublin City Development Plan 2022-2028, which aims to manage on-street parking to serve the needs of the city alongside the needs of residents, visitors, businesses, kerbside activity and accessible parking requirements. The reduced supply of on-street parking would detract from the convenience of road users and the residential amenity of surrounding properties and would be contrary to the stated policy and would set an undesirable precedent for other similar developments. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Marie O'Connor

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Planning Commissioner of An Coimisiún

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

Dated this *25* day of *August* 2025.

