

An
Coimisiún
Pleanála

Commission Order
ABP-322588-25

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1472/25

APPEAL by Michael McGowan and Laura Purcell care of FHA Architecture and Design of The Masonry, 151 Thomas Street, Dublin against the decision made on the 30th day of April, 2025 by Dublin City Council to refuse permission.

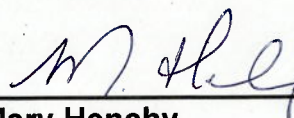
Proposed Development: Provision of a 2.5-metre-wide vehicular entrance to the front of the property at 217 Clonliffe Road, Drumcondra, Dublin.

Decision

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

Reasons and Considerations

Having regard to Section 8.5.7 (Car Parking), Policy SMT25 (On-Street Parking), and Volume 2, Appendix 5, Section 4.1 (On-Street Parking) and Section 4.3 (Parking in Front Gardens) of the Dublin City Development Plan 2022-2028, which aim 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, it is considered that the proposed vehicular entrance, at a property where there is an existing rear vehicular access, would result in the loss of on-street parking that cannot be justified. The reduced supply of on-street parking would detract from the residential amenity of surrounding properties and the convenience of other road users. The proposed development would be contrary to the stated policy, would set an undesirable precedent for other similar developments in the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

Planning Commissioner of An Coimisiún

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

Dated this *3rd* day of *September* 2025.

