

An
Coimisiún
Pleanála

Commission Order
ACP-323105-25

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1935/25

APPEAL by Gleaston Limited care of Cathal O'Neill and Company of 33 Pembroke Road, Dublin against the decision made on the 19th day of June, 2025 by Dublin City Council to refuse permission for the proposed development.

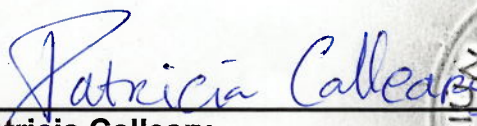
Proposed Development: Retention Permission sought for: (a) Widening of previous gateway from 2.1 metres to 3.2 metres to provide vehicular entrance to off-street parking and electrical charging points including relocation of gate piers. (b) Alterations to existing iron railings and gate to provide automated double gate at 32 Kenilworth Square West, Dublin. (Protected Structure)

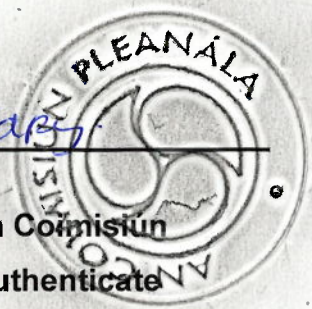
Decision

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

Reasons and Considerations

1. The development proposed to be retained, entailing intervention to the historic boundary treatment with a loss of historic fabric, materially and adversely affects the character and setting of the Protected Structure. It is considered that the development if permitted would seriously injure the architectural character of both the streetscape and the setting of a pair of Protected Structures (Numbers 31 and 32 Kenilworth Square West). The development proposed to be retained would, therefore, contravene the relevant provisions of the Dublin City Development Plan 2022-2028 and would be contrary to relevant sections of the Architectural Heritage Protection Guidelines for Planning Authorities, 2011 and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The development proposed to be retained would result in the loss of on-street parking, which reduces the supply available to residents and other users and would be contrary to Policy SMT 25 and Appendix 5, Section 4.1 of the Dublin City Development Plan 2022-2028 which seeks to retain and manage on-street car parking to serve the needs of the city. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.


Patricia Calleary
Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 28th day of October 2025.