



An
Coimisiún
Pleanála

**Commission Order
ACP-323582-25**

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2425/25

Appeal by Margaret Hannan care of Arigho Larmour Wheeler Architects of 69 Main Street, Blackrock, Dublin against the decision made on the 11th day of August 2025 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Works to include a new gateway to provide vehicular access and provision of one number off street parking space and electric car charging point from Pembroke Park including alterations to existing railings and plinth wall to the front garden and associated site works at number 1 Pembroke Park, Donnybrook, Dublin.

Decision

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

Reasons and Considerations

Policy SMT25 of the Dublin City Development Plan 2022-2028 seeks to manage on-street car parking to serve the needs of the city alongside the needs of residents, visitors, businesses, kerbside activity and accessible parking requirements. Section 4.1 of Appendix 5 of the above plan states that there will be a presumption against the removal of on-street parking spaces to facilitate the provision of vehicular entrances to single dwellings in predominantly residential areas where residents are largely reliant on on-street car-parking spaces or where there is a demand for public parking serving other uses in the area. Given the locational context of the site within the urban area, there is considered to be a demand for public parking serving other uses in this area. The proposed development is therefore considered not to be in compliance with Policy SMT25 or section 4.1 of Appendix 5 of the Dublin City Development Plan 2022-2028. The proposed development would set an undesirable precedent for further similar developments throughout the city and would, therefore, be contrary to the proper planning and sustainable development of the area.



Declan Moore

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



Dated this 17th day of November 2025