

---

**Planning and Development Act 2000, as amended**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB2537/25**

**Appeal** by Robert Mooney of 15 Malone Gardens, Dublin against the decision made on the 25<sup>th</sup> day of August, 2025 by Dublin City Council to refuse permission for the proposed development.

**Proposed Development:** New front vehicular access with a dropped kerb. Installation of an EV charging point. The works also include the removal of the existing railings and pedestrian entrance, and the construction of two new piers and boundary wall at 15, Malone Gardens, Bath Avenue, Dublin.

## **Decision**

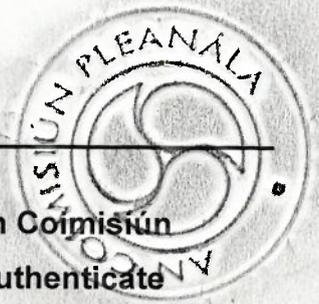
**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## 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 development 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, it is considered there is a demand for public parking serving other uses, including residential 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 development plan. 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 duly authorised to authenticate  
the seal of the Commission.**



Dated this 18<sup>th</sup> day of DECEMBER 2025.