

An
Coimisiún
Pleanála

Commission Order
PL-500004-DN

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

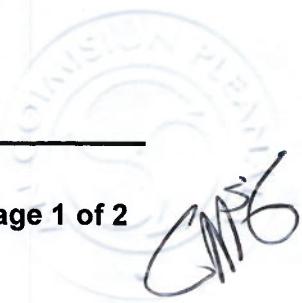
Planning Register Reference Number: WEB2674/25

APPEAL by Michael Kyle care of O'Neill Town Planning against the decision made on the 5th day of September, 2025 by Dublin City Council to refuse permission.

Proposed Development: New vehicular entrance and ancillary site works at 18 Main Street, Raheny, Dublin.

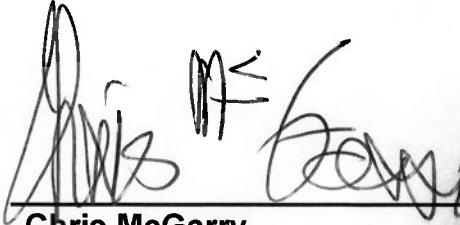
Decision

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



Reasons and Considerations

Having regard to the Z4 zoning objective which seeks to provide for and improve mixed services facilities, the pattern of development in the area, which is characterised by front landscaped gardens with intact boundary treatment, and the policy framework provided by the Dublin City Development Plan 2022-2028, it is considered that, by reason of the proposed development itself and the undesirable precedent it would set for other houses in the terrace (numbers 16-22 Main Street), the creation of a vehicular entrance and off-street parking in the front garden of 18 Main Street would result in the removal of one or more on-street parking spaces located within a communal parking bay serving the residents of numbers 14-22 Main Street and other users, would be inconsistent with Section 8.5.7 (Car Parking), Policy SMT25 (On-Street Parking) and Appendix 5 (Transport and Mobility: Technical Requirements) of the Dublin City Development Plan 2022-2028, and would injure the visual and residential amenities of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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

Dated this 27th day of January 2026.