

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB5335/25

APPEAL by Peter O'Boyle and Caroline Brady against the decision made on the 1st of December, 2025 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: A new vehicular entrance and off street parking within the existing front garden, works to include part removal of front boundary wall and all associated site works at 27 Irishtown Road, Dublin.

Decision

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

Reasons and Considerations

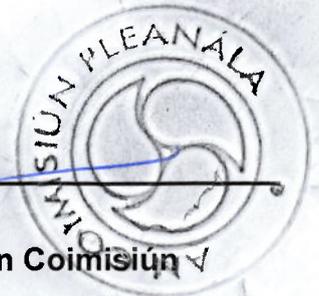
Having regard to the provisions of the Dublin City Development Plan 2022-2028, the Z1 zoning objectives and the proposed dimensions of the front garden, it is considered that the proposed development would fail to meet the car parking standards set out in Section 4.3.1, Appendix 5 of the Dublin City Development Plan 2022-2028, would create a traffic safety hazard, would set an undesirable precedent for similar type development and would, therefore, be contrary to the proper planning and sustainable development of the area.



Paul Caprani

Planning Commissioner of An Coimisiún

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



Dated this *19th* day of *March* 2026