

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB5625/25

Appeal by Martin Tynan against the decision made on the 9th day of January, 2026 by Dublin City Council to refuse permission for the proposed development.

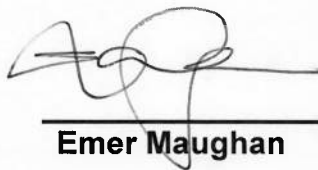
Proposed Development: The retention of development and proposed development comprising of (1) Retention of a commercial storage container to provide ancillary storage to Kennedy's Public House adjoining the site on Victoria Lane and (2) Proposed development comprising of a external cladding to the container and closure of door ope and closure of one number rear window ope to number 1 Hollybank Road, at Victoria Lane to rear of and including number 1 Hollybank Road, Dublin.

Decision

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

Reasons and Considerations

The proposed retention of the existing storage container and the proposed external cladding and closure of opes would materially contravene the Z2 zoning objective of the site which is "To protect and/or improve the amenities of residential conservation areas." The proposed development comprising of a non-conforming use would result in unacceptable negative impacts on the visual amenities of the residential conservation area and would be contrary to Policy BHA9 which aims to protect and enhance the character and appearance of the residential conservation area and its setting, wherever possible and Development Management Standards in that it would, if permitted, adversely impact on the amenity of neighbouring residential uses including 1 Hollybank Road. The proposed development and the development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

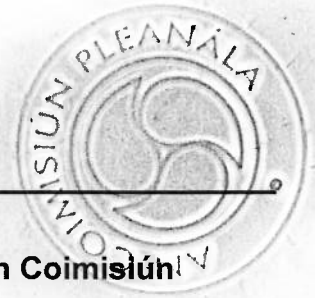


Emer Maughan

Planning Commissioner of An Coimisiún

Pleanála

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



Dated this 8th day of May 2026.