



An  
Coimisiún  
Pleanála

# Inspector's Addendum Report

## ABP – 322214-25

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<b>Development</b>	Protected Structure – the proposed development will consist of:  Off-street parking and formation of a vehicular access off Palmerstown Road, to include partial removal of the existing front railings and plinth, provision of inward opening vehicular gates, dishing of footpath; and ancillary alterations and landscaping works.
<b>Location</b>	54 Palmerston Road, Dublin 6, D06HP77.
<b>Planning Authority</b>	Dublin City Council
<b>Planning Authority Reg. Ref.</b>	3017/25
<b>Applicant(s)</b>	Andrea and Kerill O'Shaughnessy
<b>Type of Application</b>	Permission
<b>Planning Authority Decision</b>	Split decision
<b>Type of Appeal</b>	First Party
<b>Appellant(s)</b>	Andrea and Kerill O'Shaughnessy
<b>Observer(s)</b>	None
<b>Date of Site Inspection</b>	21 October 2025
<b>Inspector</b>	Vanessa Langheld

## Overview

The Commission has asked that I include reference to and consider an appeal for a nearby property, No. 63 Palmerston Road (ABP 322582-25) as it relates to my assessment of the appeal for No. 54 Palmerston Road (ABP322214-25). At the time of writing my Assessment for the appeal at No. 54 Palmerston Road the decision on the appeal at No. 63 had not yet issued.

I have reviewed the Commission's decision regarding the nearby site at 63 Palmerston Road, dated 25 August 2026. The Commission refused permission for a vehicular entrance and three parking spaces, citing the following reason:

*“The vehicular entrance and parking spaces in the front garden would severely compromise the architectural character of both the protected structure's setting and the historic streetscape, resulting in an unacceptable loss of original historic fabric and character. The proposed changes would contravene Section 11.5.1, criteria (D and (g) of Policy BHA2, along with Section 4.37 of Appendix 5 of the Dublin City Development Plan 2022-2028, and Sections 13.4.3 and 13.4.4 of the Architectural Heritage Protection Guidelines for Planning Authorities (2011) issued by the Department of the Environment, Heritage and Local Government. Consequently, the proposed development would be contrary to the principles of proper planning and sustainable development in the area.”*

Dublin City Council (Web 1397/25) had refused the application for two reasons: the potential loss of on-street parking and concerns regarding the architectural character of the Protected Structure. The Commission, however, accepted the Inspector's recommendation that the loss of on-street parking was not a significant issue, noting that there is limited demand for such parking on Palmerston Road. The Commission did agree with the Inspector's finding that concerns regarding the architectural character of the Protected Structure and streetscape were valid. As a result, the appeal was refused solely on the basis of this concern.

## Comparison of Subject Appeal at No. 54 Palmerston Road with that refused permission by the Commission at No. 63 Palmerston Road in August 2025

The appeal site is located at 54 Palmerston Road, south of No. 63, and features a narrower house and plot. In my assessment of the First Party Appeal, I noted that Dublin City Council's refusal of the vehicular entrance and parking at No. 54 was based solely on the loss of on-street parking. Unlike the situation with No. 63, the Council did not raise concerns relating to the architectural character of the Protected Structure or the surrounding streetscape. This application resulted in a split decision, with the refusal for the parking and the vehicular entrance based exclusively on the loss of on-street parking. Notwithstanding this, I

considered the Protected Structure status of No. 54 as well as the architectural character of both the dwelling and the streetscape in my assessment. I considered the Protected Structure status of No. 54 as well as the architectural character of both the dwelling and the streetscape in my assessment. However, I ultimately found that the National Architectural Heritage Guidelines and the Dublin City Development Plan 2022-2028 support such developments, subject to conditions. In this specific case, in my opinion, the inclusion of off-street parking, along with landscaping, will not diminish the character of the Protected Structure at 54 Palmerston Road or the historical streetscape. Notably, the 2022-2028 Development Plan states that vehicular entrances to Protected Structures should have a maximum width of 2.6 meters, and any soft landscaping in front of these structures should generally cover more than half of the total area of the front garden. standards which can be adhered to through conditions attached to a grant of permission.

### Conclusion

In conclusion, I maintain my original recommendation to grant permission for the development at 54 Palmerston Road. Considering that the current appeal at No. 54 Palmerston Road is distinct from the one at No. 63, in that the Dublin City Council refusal was based solely on the issue of on-street parking at No. 54, I reaffirm my original recommendation to grant permission for the proposed development, subject to the Reasons and Considerations, as well as the Conditions outlined in Section 12 of my Report dated 11 June 2025.

I confirm that this addendum report reflects my professional planning assessment, judgment, and opinion on the assigned matter, and I assert that no individual has influenced, directly or indirectly, my professional judgment in any inappropriate manner.

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Vanessa Langheld  
Planning Inspector  
05 November 2025