

An
Bord
Pleanála

Board Direction
BD-008087-21
ABP-308761-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/05/2021.

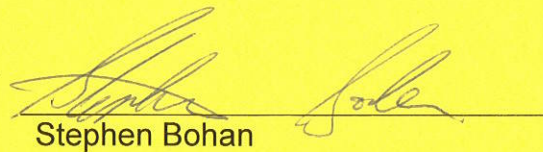
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The site is located within an existing and largely developed area of land with a Z14 zoning designation with the Clongriffin-Belmayne Area, identified as a Strategic Development and Regeneration Area 1 growth area within the city. It is considered that the retention and continued use of the site as a surface carpark is a substandard and unsustainable use of a zoned and service site which is not consistent with the planning history of the site and adjoining lands or the Z14 zoning designation. It is not considered that any exceptional circumstances apply to justify the continued use of this land as carparking beyond the already permitted 5 year temporary permission. The retention and continuation of the use would therefore be contrary to the policies and objectives of both the Dublin City Development Plan 2016-2022 and the Clongriffin-Belmayne Local Area Plan 2012-2022 and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the retention of the site for carparking would result in an excess of carparking spaces in the area over and above the maximum permitted in table 16.1 of the Dublin City Development Plan 2016-2022 and would be contrary to policies MT2, MT13, MT15, MT16 and MT21 with regard to promoting

a modal shift from private car use towards sustainable transport policies. It is not considered that exceptional circumstances apply to permit an exemption to these policies and guidelines figures. The proposed development would, therefore, be contrary to the guidelines and policies set out in the Dublin City Development Plan 2016-2022 and would, therefore, be contrary to the proper planning and sustainable development of the Clongriffin-Belmayne area.

Board Member



Stephen Bohan

Date: 06/05/2021