

**An  
Bord  
Pleanála**

**Board Direction  
BD-008507-21  
ABP-309643-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/06/2021.

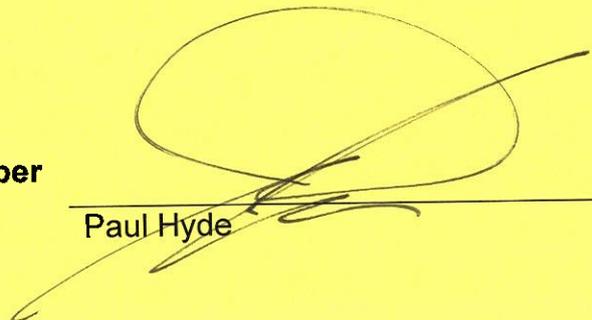
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. The proposal by virtue of the removal of an on-street car parking space to accommodate a private vehicular access, is contrary to Dublin City Council policy and would reduce the supply of on-street car parking and set an undesirable precedent for the further loss of the supply of on-street car parking. The proposed development would be contrary to Policy MT14 of the Dublin City Development Plan 2016-2022 which seeks to retain on-street parking as a resource for the City as far as practicable. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Under Objective CHC1 of the Dublin City Development Plan 2016-2022 it is policy to “seek the preservation of the built heritage of the city that makes a positive contribution to the character, appearance and quality of local streetscapes and the sustainable development of the city”. The proposal, which would include a significant gap in the railings and additional hardstanding area to facilitate off-street car parking in a residential area with a strong, attractive and intact pattern of development, would have a negative visual impact on the streetscape and on the character and visual amenities of the area. The proposed development, in itself and by the precedent it would set for similar development in the area, would be contrary to the policies and objectives of the current Dublin City Development Plan 2016-2022, specifically Policy CHC1 and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



Paul Hyde

**Date:** 10/06/2021