



An
Bord
Pleanála

Board Direction
BD-012675-23
ABP-313357-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/06/2023.

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

Reasons and Considerations

The proposed development, which is to facilitate a private vehicular entrance, would involve the loss of an on-street parking facility. The proposed development would be contrary to Appendix 5, Section 4.3 of the current Dublin City Development Plan according to which it is the policy of the planning authority to retain on-street parking as a resource for residents. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The proposed development also requires the removal of a mature street-tree which lends itself to the character of the street. The proposed vehicular access and the associated ditching would adversely impact on the mature street tree set in front of the property and would therefore be contrary to Section 15.6.9 and Appendix 5, Section 4.3.2 of the Dublin City Development Plan 2022-2028. The proposed development would seriously injure the amenities of the area and of property in the vicinity, would set an undesirable precedent for other similar

development and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Mary Cregg

Date: 30/06/2023

Note: The Board also noted the Inspector's observations regarding the availability of rear vehicular access to the property and potential for installation of an EV charging point.

