

An  
Bord  
Pleanála

**Board Direction**  
**BD-014327-23**  
**ABP-314768-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/10/2023.

The Board decided to refuse permission for the following reasons and considerations.


### **Reasons and Considerations**

In deciding not to accept the Inspector's recommendation to grant permission, the Board had regard to the recommendation of the local authority in particular did not agree that parking for other uses is not in demand in the area, or that proximity to the Aviva stadium constitutes 'exceptional circumstances'. The Board therefore found that:

1. The proposed development would result in the loss of on-street parking which would reduce the supply available to residents and in the wider area, contrary to section 4.1 of Appendix 5 of the Dublin City Development Plan 2022-2028 which seeks to retain on-street parking.
2. The removal of the historic principal street boundary and insertion of a new vehicle entrance together with the loss of a significant portion of soft landscaping to the garden would have a significant adverse impact on the curtilage and special character of the Protected Structure, contravening Policy CHC2 of the City Development Plan. Furthermore, the alteration of the principal

street boundary including cast iron cresting, which the Board considered to be of significance, would harm the setting of the Structure and the Residential Conservation Area, contravening Policy BHA7 of the City Development Plan. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
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Stephen Brophy

**Date:** 26/10/2023