



An
Bord
Pleanála

Board Direction
BD-013954-23
ABP-317352-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/10/2023.

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 would result in the removal of on-street parking to accommodate private vehicular entrances, which would be contrary to the relevant planning policy as expressed through Policy SMT25 and section 8.5.7 of the Dublin City Development Plan 2022-2028, which aims to manage on-street parking to serve the needs of the city alongside the needs of residents, visitors, businesses, curbside activity, and accessible parking requirements. The reduced supply of on-street parking would be inconsistent with stated policy and would detract from the convenience of road users and the residential amenity of surrounding properties and would set an undesirable precedent for other similar developments in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Patricia Callear
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Date: 02/10/2023