



**Board Direction**  
**BD-017022-24**  
**ABP-317726-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/07/2024.

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 development for which permission and retention permission is sought and which is to facilitate a private vehicular entrance involves the loss of an on-street parking facility. The development would be contrary to Policy SMT25 and Section 8.5.7 which seeks to manage on-street parking to serve the needs of the city and Appendix 5, Section 4.1 and 4.3 of the Dublin City Development Plan 2022-2028 which states that there is a presumption against the removal of on-street parking spaces to facilitate the provision of vehicular entrances to single dwellings in predominantly residential areas where residents are largely reliant on on-street car-parking spaces or where there is a demand for public parking serving other uses in the area. The development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The vehicular access and associated ditching would adversely impact on the mature street tree which lends itself to the character of the street and would be contrary to Section 15.6.9 (Trees and Hedgerows) and Appendix 5, Section 4.3.2 (Impact on Street Trees) of the Dublin City Development Plan 2022-2028. The development would therefore seriously injure the amenities of the area and of property in the vicinity, and would set an undesirable

precedent for other similar property in the vicinity, and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



Martina Hennessy

**Date:** 17/07/2024