



An  
Bord  
Pleanála

**Board Direction**  
**BD-017780-24**  
**ABP-318195-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/10/2024.

The decision on this appeal was a split decision 2:1. 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 submissions on file.

The Board considered that neither the first party appeal submission or the Mobility Management Plan submitted with the application address the concerns raised in the Planning Authority's Transport Planning Divisions report, in particular; the impact that removing all parking from the scheme would have at this location as servicing the building would result in obstruction of other road users, and the impact the removal of the accessible car parking space and car club spaces will have on serving the travel needs of residence of all ages and abilities.

The Board noted the development as permitted provides for a relaxation of the maximum car parking standard in the Development Plan for this location, the removal of all car parking spaces is not considered appropriate at this location and is not in accordance with the criteria set down in Section 4 of Appendix 5 of the Dublin City Development Plan 2022-2028.

1. The proposed removal of car parking spaces including car share provision and accessible parking space would have a negative impact on the permitted mobility strategy for the development under reg. ref. 2725/21, and would be contrary to conditions 1 and 9 of that permission.
2. The applicant has not demonstrated that car-free development would be suitable for a development of this scale on this site. The development would be detrimental to the residential amenities, public roads and footpaths of the area due to the likelihood of overspill car parking on a street which already provided with a low level of on-street car parking, and obstruction of footpaths arising from the same. The proposed development would be contrary to Appendix 5, Section 4 of the Dublin City Development Plan 2022 – 2028, and the 'Z1' land-use zoning objective of the site, and would therefore not accord with the proper planning and sustainable development of the area.

**Board Member**

  
Mary Henchy

**Date:** 04/10/2024