



An  
Bord  
Pleanála

**Board Direction**  
**BD-017525-24**  
**ABP-319132-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/09/2024.

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

**Reasons and Considerations**

The development would result in the removal of on-street parking to accommodate a private vehicular entrance, which would be contrary to the policy of the planning authority as set out in Appendix 5, Section 4.1 (On-Street Parking) and Section 4.3 (Parking in Front Gardens) and Policy SMT25 and Section 8.5.7 (Car Parking) 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, kerbside activity, and accessible parking requirements. The site is located in an area where there is a heavy reliance on on-street parking and the proposed new vehicular entrance and front garden parking area would result in the loss of existing on-street parking reducing supply available to residents on the street and in the wider area. Furthermore, the proposed development would be inconsistent with Section 4.3.1 (Dimensions and Surfacing) of Appendix 5 of the Dublin City Development Plan 2022-2028. The proposed development would be contrary to the stated policies of the development plan, would set an undesirable precedent for other similar developments in the area, and would seriously injure the amenity of the neighbouring properties and would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

*Mary Gurrie*

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**Date:** 20/09/2024