



**An
Bord
Pleanála**

**Board Direction
BD-018665-25
ABP-319337-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/01/2025.

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

Reasons and Considerations

1. Having regard to the proposed removal of an on-street parking space to accommodate a private off-street parking space it is considered that the proposed development would be contrary to the provisions of Section 8.5.7, Policy SMT25 in relation to carparking and Appendix 5 (Transport and Mobility) of the Dublin City Development Plan 2022-2028, and would therefore, be contrary to the proper planning and sustainable development of the area. Furthermore, the proposed development would set an undesirable precedent for the loss of on-street parking within this terrace.
2. The proposed development, by reason of its inadequate clearance from the base of the existing mature street tree and lack of exceptional circumstances would conflict with the provisions of Section 15.6.9 (Trees and Hedgerows) and Appendix 5 (Transport and Mobility) of the Dublin City Development Plan 2022-2028 and would not satisfactorily protect the existing mature street tree. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Mary Gurrie
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Date: 22/01/2025