



An
Bord
Pleanála

Board Direction
BD-019011-25
ABP-321049-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/02/2025.

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

Reasons and Considerations

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 and Policy SMT25 of the Dublin City Development Plan 2022-2028 which aims, inter alia, 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, and with Section 4.1, Appendix 5 (Transport and Mobility) and would therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the recommendation of the inspector to include a second grounds for refusal, the Board had regard to Section 4.3.7 of Appendix 5 of the Dublin City Development Plan 2022-2028 in relation to the provision of car parking in the curtilage of protected structures and conservation areas and considered that the proposed works would have a minimal impact on the character of the house or on the streetscape and would not therefore be inconsistent with Policy Objectives BHA2 (Development of Protected Structures) and BHA9 (Conservation Areas) of the development plan

Board Member

Mary Gurrle
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Date: 24/02/2025