



An
Bord
Pleanála

Board Direction
BD-019336-25
ABP-321545-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/03/2025.

The Board decided having regard to the nature of the condition the subject of the appeal, the Board is satisfied to determine the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to:

AMEND condition number 2 to the following:

- (a) Only one car parking space shall be provided within the site. Details of how it is proposed to comply with this requirement shall be submitted to and agreed in writing with the planning authority prior to commencement of development.
- (b) Prior to commencement of the proposed works, the applicant shall arrange for the removal of existing 'Pay and Display' parking bay and signage on Corrig Park as a result of the proposed vehicular entrance. The works shall be arranged at the applicants own expense and in accordance with the terms of the planning authority (Municipal Services Department) which shall include a fee / charge for the loss of a 'pay and display' parking bay (or part of).

Reason: In the interest of sustainable transportation.

ATTACH condition number 4 and the reason therefor.

Reasons and Considerations

Having regard to the residential land use zoning of the site in the Dun Laoghaire Rathdown County Development Plan 2022-2028 , the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, the location of the development and the pattern of development in the area with other houses on the road having on site parking, therefore the proposal is in keeping with this established character and the small domestic scale of the proposals which relate to an existing house on a small residential cul de sac road and is not a 'through' road, it is considered that the proposal to retain the widening of the original front pedestrian entrance to a vehicular entrance, which would accommodate on site parking, is justified in this instance and is in compliance with specific planning policy requirement 3 of the Guidelines and would not result in traffic hazard.

Board Member:



Peter Mullan

Date: 31/03/2025