

An
Coimisiún
Pleanála

Direction
CD-020317-25
ABP-322181-25

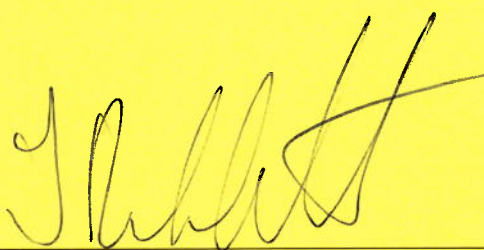
The submissions on this file and the Inspector's report were considered at a meeting held on 16/07/2025.

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

(Note: The Commission considered that the proposed development would adversely impact on the architectural heritage of the protected structure on the application site, however, as this may be considered a new issue and, given the substantive reason for refusal, the Commission decided not to pursue this matter any further in this instance.)

(Direction to issue with Order.)

**Planning
Commissioner:**



Tom Rabbette

Date: 23/07/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

The 'Design Manual for Urban Road and Streets' (Department of Transport, Tourism and Sport and the Department of Environment, Community and Local Government, 2013) at section 4.4.9, states, inter alia, that on-street parking on public streets should not be allocated to individual dwellings, this allows for a more efficient turnover of spaces. The proposed development, which will result in the loss of on-street parking along Sydney Avenue to facilitate off-street private parking, has not be adequately justified and would be contrary to the said national guidance. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.