

An
Coimisiún
Pleanála

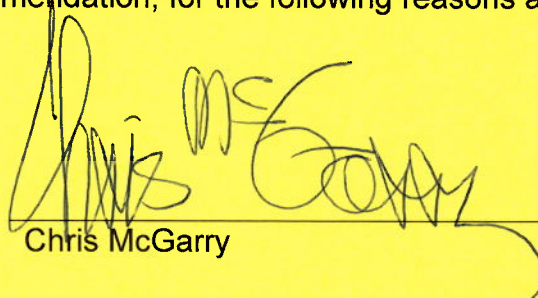
Direction
CD-020309-25
ABP-322328-25

The submissions on this file and the Inspector's report were considered at a meeting held on 21/07/2025.

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

Planning

Commissioner:



Chris McGarry

Date: 23/07/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The subject site is located in close proximity to the village of Blackrock, which is serviced by high quality and high frequency public transport options, as well as multiple car parks. It is an objective of the Dun LaoghaireRathdown County Development Plan 2022-2028, as set out in Section 5.5, Transport and Mobility to introduce and promote Modal change in respect of promoting sustainable transport. Having regard to the proximity of the site to existing car parks, the availability of on street car parking and to the public transport options serving the area, it is considered that the provision of a car parking space, as proposed, would be contrary to the provisions of Section 12.4.51 'Parking Zones' and Section 12.4.52 'Application of Standards' which if permitted would, therefore, be contrary to the proper planning and sustainable development of the area

2. Having regard to the existing layout of the surrounding streets, the proposed arrangement would require vehicles to cross an existing cycle track on Newtown Avenue, thereby introducing the potential for conflicts at this location, which would endanger public safety and would set a precedent for further developments which would adversely affect the use of the cycle track. Accordingly, to permit the proposed off-street parking would be contrary to the proper planning and sustainable development of the area.