

An
Coimisiún
Pleanála

Direction
CD-021142-25
ACP-323299-25


The submissions on this file and the Inspector's report were considered at a meeting held on 04/11/2025.

The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000. The Commission also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Attach condition number 2.

Reason: To prevent the loss of a public on-street residents/pay and display car parking space and in the interest of proper planning and sustainable development of the area

Planning Commissioner:


Declan Moore

Date: 05/11/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

The development would result in the loss of on-street parking along Hyde Park to facilitate off-street private parking, which would be contrary to the policy of the Dun Laoghaire Rathdown County Development Plan 2022-2028, and the Design Manual for Urban Roads and Streets.

The reduced supply of on-street parking would detract from the convenience of the wider community, road users and the residential amenity of surrounding properties, and would set an undesirable precedent for other similar developments in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note

Should the applicant be minded to seek landowner consent and planning approval to modify the existing driveway to access their front garden for the purposes of a car parking space, the Commission notes that Section 12.4.8.3 of the Dun Laoghaire Rathdown County Development Plan 2022 to 2028 requires that '*A minimum of one third of front garden areas should be maintained in grass or landscaped in the interest of urban greening and SUDS.*'