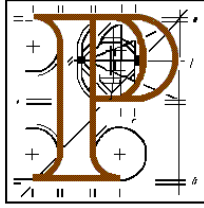


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dublin City**

**Planning Register Reference Number: WEB1281/15**

An Bord Pleanála Reference Number: PL 29S.245751

**APPEAL** by Paul Mitchell care of NKArchitecture of Coolvalley, Cross, County Mayo against the decision made on the 20<sup>th</sup> day of October, 2015 by Dublin City Council to refuse permission.

**PROPOSED DEVELOPMENT:** Development consisting of a new driveway, access to same and associated modifications to existing boundary wall and entrance gate at 54 York Road, Rathmines, Dublin.

## **DECISION**

**REFUSE** permission for the above proposed development based on the reasons and considerations set out below.

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **REASONS AND CONSIDERATIONS**

The proposed development of a vehicular entrance and two private off street parking spaces in the front garden would necessitate the removal of public on-street parking facilities in an area in which residential permit parking is available for use by residents and for use of the wider community in connection with short stay commercial and leisure use. The proposed development would contravene Policy SI13 and section 17.40.11 of the Dublin City Development Plan, 2011-2017 which provides for the retention of on-street parking as a resource for the city as far as practicable and where there is a presumption against the removal of on-street parking spaces to facilitate new private vehicular entrances in residential areas where residents are reliant on public on-street parking. The proposed development, would, therefore, set a precedent for further similar developments and would be contrary to the proper planning and sustainable development of the area.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this                    day of                    2016.**