

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dublin City**

**Planning Register Reference Number: 2191/16**

An Bord Pleanála Reference Number: PL 29S.246472

**APPEAL** by Hugh Rainey care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 21<sup>st</sup> day of March, 2016 by Dublin City Council to refuse permission.

**PROPOSED DEVELOPMENT:** Vehicular access to front (north) of existing dwelling, car parking, landscaping and all associated site works at 69 Bath Avenue Sandymount, 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 which is to facilitate a private vehicular entrance involves the loss of on-street parking facilities available to the wider community for daytime use in connection with short stay commercial and leisure needs and evening use by residents in an area in which residential permit parking is available. The proposed development would materially contravene Policy S113 of the Dublin City Development Plan 2011-2017, according to which it is the policy of the planning authority to retain on-street parking as a resource for the city and would, therefore, be contrary to the proper planning and sustainable development of the area.

---

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

**Dated this            day of            2016.**