

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dublin City**

**Planning Register Reference Number: 3179/16**

An Bord Pleanála Reference Number: PL 29N.247235

**APPEAL** by Alan Laycock and Ciara Murray of 30 Merville Avenue, Fairview, Dublin against the decision made on the 16<sup>th</sup> day of August, 2016 by Dublin City Council to refuse permission in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** The provision of a gated vehicular entrance to the front boundary wall and the provision of a private parking space to the existing front garden and associated site works at 30 Merville Avenue, Fairview, Dublin.

## **DECISION**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the condition 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**

Having regard to the nature and scale of the proposed development, the existing pattern of development in the vicinity of the site including the pattern of vehicular accesses serving residential properties on Merville Avenue, and the cul-de-sac location of the site with low level of localised parking demand and traffic volumes, it is considered that, subject to compliance with the condition set out below, the proposed development would not result in the removal of an on-street parking space in a residential area where residents are largely reliant on on-street car parking spaces, would be acceptable in terms of traffic safety and convenience and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **CONDITION**

The development shall be carried out and completed in accordance with the plans and particulars lodged with the application.

**Reason:** In the interest of clarity.

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

**Dated this            day of            2016.**