



An
Bord
Pleanála

**Board Order
PL 29S.248096**

Planning and Development Acts 2000 to 2016

Planning Authority: Dublin City

Planning Register Reference Number: WEB 1497/16

Appeal by David Leahy care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 1st day of February, 2017 by Dublin City Council to refuse permission.

Proposed Development: Minor alteration works for two number car parking spaces comprising (i) part demolition of front boundary wall (north elevation) to provide for a new 2.6 metres vehicular entrance onto Sandymount Green, (ii) relocation and repair of existing pedestrian gate, (iii) installation of galvanised steel-framed and hardwood sheeted sliding vehicular access gate to match 1.2 metre high wall, and (iv) all associated works necessary to facilitate the development at Castleville, 12 Sandymount Green, Sandymount, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with 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 vehicular access and car parking area, by reason of the resultant loss of at least one on-street car parking space in a location where there is high demand for on-street car parking, would be contrary to Policy MT14 of the Dublin City Development Plan 2016-2022, which seeks to minimize loss of on-street parking as a resource for the city. Furthermore, the proposal would contravene materially a condition attached to a previous planning permission relating to the subject site. The proposed development 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 2017