



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 2672/18

APPEAL by Richard Good of 5 Beaver Row, Donnybrook, Dublin against the decision made on the 10th day of August, 2018 by Dublin City Council to grant subject to conditions a permission to Michael Brown care of Reddy Architecture and Urbanism of Dartry Mills, Dartry Road, Dublin.

Proposed Development: Permission is sought for a change of use of existing playground to a landscaped entrance court, new vehicular access, landscaping and parking area which will serve the previously approved residential and office development (planning register reference number:3208/16) and facilitate access to the riverside walkway at Dartry Mills/North House, Dartry Road, 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 site is located within an area zoned Z9 in the Dublin City Development Plan 2016-2022 where the objective is to preserve, provide and improve recreational amenity and open space and green networks. Development at this location, incorporating the provision of a new vehicular access and two private parking spaces solely to serve two residences on adjoining lands, separately granted under permission planning register reference number 3208/16 (and which permission includes parking for the said residences), is deemed not to be a permissible use in this zone. Accordingly, the proposed development would contravene materially the zoning objective set out in the Dublin City Development Plan and would be contrary to the proper planning and sustainable development of the area.

Chris McGarry

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

Dated this day of 2019.