



An
Bord
Pleanála

Board Order
ABP-306386-20

Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 4241/19.

Appeal by 1 Merrion Land Limited care of Brock McClure Planning Consultants of 63 York Road, Dún Laoghaire, County Dublin against the decision made on the 10th day of December, 2019 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Retention of a temporary car parking area, comprising 64 spaces serviced by existing vehicular access via Merrion Road, Dublin. The temporary car park will continue to be used as an overflow parking area serving Saint Vincent's University Hospital staff whilst construction works take place. All at Gowan Motor Compound, 169-177 Merrion Road, 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 conditions 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 temporary nature of the proposal which is to cater for traffic and car parking displaced for a temporary period due to construction works at the hospital and the fact that the use would be compatible with the zoning objective, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would be acceptable in the context of adjoining amenities and traffic safety and convenience. The development for which retention is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition.

Reason: In the interest of clarity.

2. This permission shall be for a period of one year from the date of this Order. When the temporary period of permission expires, the use as staff parking for the hospital shall cease, unless extended by a further grant of planning permission.

Reason: Having regard to the nature of the development, the Board considered it appropriate to specify a temporary time period for the proposed use.

Paul Hyde

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

Dated this day of 2020.