



---

**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2678/20**

**Appeal** by Áine O’Gorman of 92 Iona Road, Glasnevin, Dublin against the decision made on the 17<sup>th</sup> day of July, 2020 by Dublin City Council to refuse a permission for the proposed development.

**Proposed Development:** (1) Remove section of existing railing and granite plinth at front garden on Iona Road and erect new painted mild steel vehicle entrance gates to match existing pedestrian gate, and (2) form new vehicle entrance and off-street parking in front garden including new dished paving to public footpath on Iona Road; all at 92 Iona Road, Glasnevin, Dublin.

**Decision**

**Refuse permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations set out below.**

## **Matters Considered**

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**

1. The proposed vehicular access and car parking area, by reason of the removal of part of the original iron railings and granite plinth wall and part of the front garden area, would seriously detract from the character and setting of the residential conservation area and would set a precedent for development which would be incompatible with the established character of the area. The proposed development would be contrary to Section 16.10.18 of the Dublin City Development Plan 2016-2022, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The development would seriously injure residential amenity and contravene Policy MT14 and Paragraph 16.38.9 of the Dublin City Development Plan 2016-2022, by the removal of on-street car parking spaces. The proposed development would be inconsistent with the provisions of the Development Plan, and would, therefore, be contrary to the proper planning and sustainable development of area and to the zoning objective Z2 'to protect and/or improve the amenities of residential conservation areas'.

---

**Terry Ó Niadh**

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

**Dated this            day of            2020**