



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 3910/20

APPEAL by Eugene Kerrigan care of Virtus of Fifth Floor, The Glass House, 11 Coke Lane, Smithfield, Dublin against the decision made on the 12th day of February, 2021 by Dublin City Council to refuse permission to Eugene Kerrigan.

Proposed Development The development will consist of: (A) The demolition of the existing shed at Number 2 Clonturk Park and the existing garage at Number 2a Clonturk Park; (B) The relocation of the side west boundary wall and the surfacing for the widening of the side lane; (C) The construction of a two-storey three-bedroom house at Number 2a Clonturk Park with provision of one number parking space; (D) The division of the existing garden resulting in a 50 square metres private open space to the proposed new dwelling and a 105 square metres private open space to the existing house; (E) All ancillary site and landscaping works, all at Numbers 2 and 2a Clonturk Park, Drumcondra, 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

It is considered that the proposed development would be contrary to the provisions of Development Standard 16.10.16 – Mews Dwellings, as set out in the Dublin City Development Plan, 2016 - 2022, having regard to traffic safety and the inadequate width of the laneway. The proposed development, both by itself and by the precedent it would set for future development would, therefore, be contrary to the provisions of the Development Plan and would be contrary to the proper planning and sustainable development of the area.



Terry Ó Niadh

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Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *25th* day of *June*, 2021.