

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2100/21

APPEAL by Ian Whelan of 58 Connaught Street, Phibsborough, Dublin against the decision made on the 23rd day of March, 2021 by Dublin City Council to refuse permission to Ian Whelan.

Proposed Development New vehicular access driveway involving the re-modelling of existing railings and all associated site works, all at 58 Connaught Street, Dublin.

Decision

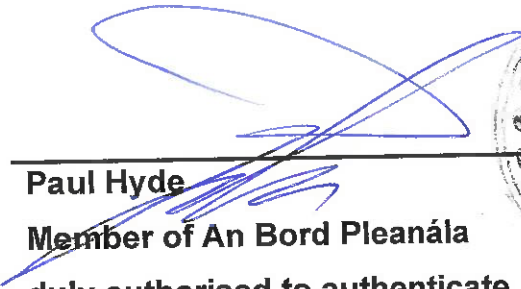
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

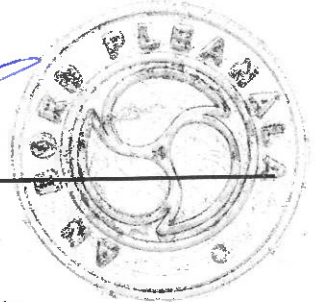
Matters Considered

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

1. The proposed development, by virtue of the removal of an on-street car parking space to accommodate a private vehicular access, would be contrary to the policies of the planning authority and would reduce the supply of on-street car parking and set an undesirable precedent for the further loss of the supply of on-street car parking. The proposed development would be contrary to Policy MT14 of the Dublin City Development Plan 2016 - 2022 which seeks to retain on-street parking as a resource for the City as far as practicable. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development, which would include a significant gap in the railings (despite the provision of gates) and additional hardstanding areas to facilitate off-street car parking, would have a negative visual impact on the streetscape and on the integrity of this residential conservation area. The proposed development, both by itself and by the precedent it would set for similar development in the area, would be contrary to the policies and objectives of the current Development Plan for the area, specifically Policy CHC4, and would, therefore, be contrary to the proper planning and sustainable development of the area.


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



Dated this 27th day of May 2021.