

An
Bord
Pleanála

Board Order
ABP-310793-21

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 2618/21

APPEAL by Blackhall Green Homes Limited care of MacCabe Durney Barnes of 20 Fitzwilliam Place, Dublin against the decision made on the 14th day of June, 2021 by Dublin City Council to refuse permission to Blackhall Green Homes Limited.

Proposed Development The development consists of a modification to Condition 4a of planning authority register reference: 2517/20 to allow for the sale, lease and/or allocation of the four car parking spaces to apartments within the development, all at Dunluce, 21 Anglesea Road, Ballsbridge, Dublin.

Decision

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

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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.

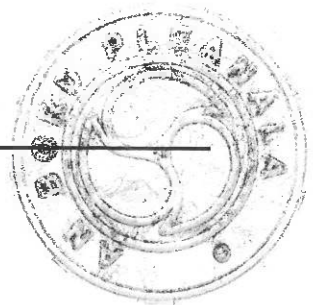
Reasons and Considerations

Having regard to the policies and objectives of the Dublin City Development Plan 2016 – 2022, it is considered that the proposed development, the reallocation of four visitor parking spaces to resident parking spaces within the Dunluce development, would injure the residential amenities of the majority of home-owners within the scheme as well as their visitors and would, therefore, be contrary to the provisions of the “Z1” zoning objective afforded to the site which seeks ‘to protect, provide and improve residential amenities’. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Dave Walsh

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



Dated this 23rd day of December 2021.