



An  
Bord  
Pleanála

Board Order  
ABP-311680-21

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## Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 3313/21

**Appeal** by Mairead Farrell and Cal Lynam of 14 Clare Road, Drumcondra, Dublin against the decision made on the 1<sup>st</sup> day of October, 2021 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of (i) a single storey flat roof extension to the rear and side with rooflights, (ii) new raised parapet roof to existing side extension, (iii) widening of existing vehicular entrance, (vi) minor alterations to all elevations, and all associated works to facilitate the development, at 14 Clare Road, Drumcondra, Dublin.

## Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to ATTACH condition number 8(a) and the reason therefor.

## Reasons and Considerations

It is considered that the widening of an existing access to 3.6 metres would have an impact on the level of provision of existing on-street car parking which 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, would reduce the supply of on-street car parking, and would set an undesirable precedent for the further loss of the supply of on-street car parking. It is considered that the reduced level of widening of the access to three metres, as permitted, is sufficient to improve the dimensions of the existing off-street car parking on site and facilitate turning movements without having a significant impact on on-street car parking.

## 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.



Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.



Dated this 24<sup>th</sup> day of January 2022.