

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3137/22

APPEAL by Siobhan Brady care of Digby Brady Landscape Design of Glendine Road, Kilkenny against the decision made on the 21st day of March, 2022 by Dublin City Council to refuse permission.

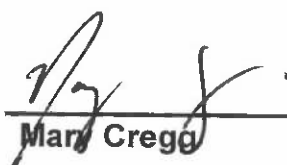
Proposed Development: New vehicular access, electric car charging point, one car parking space and all associated site works, including removal of a street tree. The proposed driveway to be finished in permeable pebble, all at 9 Arranmore Road, Donnybrook, Dublin.

Decision

REFUSE permission for the above development for the reasons and considerations set out below.

Reasons and Considerations

1. The proposed development, which is to facilitate a private vehicular entrance, would involve the loss of an on-street parking facility. The proposed development would be contrary to Appendix 5, Section 4.3 (Parking in Front Gardens) of the Dublin City Development Plan 2022-2028 according to which it is the policy of the planning authority to retain on-street parking as a resource for residents. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development requires the removal of a mature street tree which lends itself to the character of the street. The proposed vehicular access and the associated dishing would adversely impact on the mature street tree set in front of the property and would be contrary to Section 15.6.9 (Trees and Hedgerows) and Appendix 5, Section 4.3.2 (Impact on Street Trees) of the Dublin City Development Plan 2022-2028. The proposed development would seriously injure the amenities of the area and of property in the vicinity, would set an undesirable precedent for other similar development and would, therefore, be contrary to the proper planning and sustainable development of the area.


Mary Cregg

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

Dated this 3rd day of July 2023.