



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4494/22

Appeal by David Wall care of Simon Clear and Associates Planning and Development Consultants of 3 Terenure Road West, Terenure, Dublin against the decision made on the 9th day of September, 2022 by Dublin City Council to refuse permission.

Proposed Development: Two off-street car spaces with EV chargers, accessed by new vehicular gated entrance, refurbishment of existing pedestrian gate and paving, landscaping and all associated building services and works, all at 18 Lansdowne Road, Ballsbridge, Dublin (the proposed works are within the curtilage of a protected structure).

Decision

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

Reasons and Considerations

1. The proposed development would result in the loss of on-street parking, which would reduce the supply available to residents and in the wider area, and would be contrary to section 4.1 of Appendix 5 of the Dublin City Development Plan 2022-2028 which seeks to retain on-street parking and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The removal of the historic principal street boundary and insertion of a new vehicle entrance, together with the loss of a significant portion of soft landscaping to the garden, would have a significant adverse impact on the curtilage and special character of the protected structure and would be contrary to Policy CHC2 of the Development Plan. Furthermore, the alteration of the principal street boundary including cast iron cresting, which the Board considered to be of significance, would seriously injure the setting of the Structure and the Residential Conservation Area, and would be contrary to Policy BHA7 of the Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had regard to the recommendation of the local authority and in particular, did not agree that parking for other uses is not in demand in the area, or that proximity to the Aviva stadium constitutes 'exceptional circumstances'.





Stephen Brophy

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

Dated this *17th* day of *November* 2023.