

An
Bord
Pleanála

Board Order ABP- 315140-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4813/22

Appeal by Ross Wherity and Laura Elliott care of Joe Bonner Town Planning Consultant of The Airport Hub, Unit 1, Furry Park, Old Swords Road, Santry, Dublin against the decision made on the 3rd day of November, 2022 by Dublin City Council to refuse permission for the proposed development.

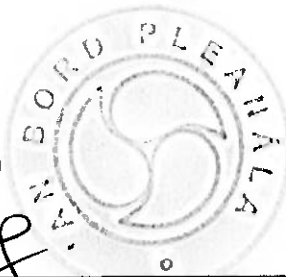

Proposed Development: The development consists of (i) retention of the demolition of part of the front boundary wall and the creation of a vehicular entrance and parking area in the front garden, and (ii) permission for the installation of a car turntable, gates and all associated site development works and services, all at 56 Grand Canal Street Upper, Ballsbridge, Dublin.

Decision

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

Reasons and Considerations

The proposed development and the development proposed to be retained fail to comply with Appendix 5, Section 4.3.1, of the Dublin City Development Plan 2022 – 2028 by exceeding the maximum standard of three metres in relation to vehicular entrances, not meeting the basic dimensions to accommodate the footprint of a car without overhanging the public footpath and failing to provide for safe access and egress from the parking space due to its location at a busy section of Grand Canal Street Upper, directly adjacent to a pedestrian crossing and traffic junction. The proposed development and the development proposed to be retained would, both individually and cumulatively, set an undesirable precedent for further similar development, would endanger public safety by reason of a traffic hazard and obstruction of road users, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

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

Dated this *22nd* day of *November* 2023.