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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3149/23**

**APPEAL** by Coleesa Humphreys care of Michael Finnan of Lower Friarstown, Bohernabreena, Dublin against the decision made on the 29<sup>th</sup> day of March, 2023 by Dublin City Council to refuse permission for the proposed development.

**Proposed Development:** New vehicular access to public road to front of dwelling, an off-street car parking bay, and associated alteration of front hedge boundary at 90 Tyrconnell Park, Inchicore, Dublin.

**Decision**

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



## Reasons and Considerations

It is considered that, by reason of its substandard parking area depth, the proposed development would have an unacceptable impact on the public footpath, would endanger public safety by reason of a traffic hazard and obstruction of pedestrians, and would be contrary to Section 4.3.1, Appendix 5 of the Dublin City Development Plan 2022-2028, which aims to ensure that vehicular entrances are designed to avoid creation of a traffic hazard, and that adequate car parking space is provided to accommodate a car safely without overhanging the public footpath. The proposed development would set an undesirable precedent for similar development and would, therefore, be contrary to the proper planning and sustainable development of the area.

  
Una Crosse

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

Dated this 14<sup>th</sup> day of August 2023.