



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3787/23

APPEAL by Paula McLaughlin of 16 Newgrove Avenue, Sandymount, Dublin against the decision made on the 12th day of July, 2023 by Dublin City Council to refuse a permission.

Proposed Development: Retention of off-street parking to the front of residence, vehicular access to same and permission for the erection of new gates to roadside boundary at 16 Newgrove Avenue, Sandymount, Dublin.

Decision

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

Reasons and Considerations

1. The development for which permission and retention permission is sought, and which is to facilitate a private vehicular entrance, involves the loss of an on-street parking facility. The development would be contrary to Policy SMT25 and Section 8.5.7 which seeks to manage on-

street parking to serve the needs of the city and Appendix 5, Section 4.1 and 4.3 of the Dublin City Development Plan 2022-2028 which states that there is a presumption against the removal of on-street parking spaces to facilitate the provision of vehicular entrances to single dwellings in predominantly residential areas where residents are largely reliant on on-street car-parking spaces or where there is a demand for public parking serving other uses in the area. The retention of the development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The vehicular access and associated dishing would adversely impact on the mature street tree which lends itself to the character of the street 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 development would, therefore, seriously injure the amenities of the area and of property in the vicinity, would set an undesirable precedent for other similar property in the vicinity and would be contrary to the proper planning and sustainable development of the area.



Martina Hennessy

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 18th day of July 2024.