

An  
Bord  
Pleanála

## Board Order ABP-319132-24

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4878/23**

**Appeal** by Roisin Cunningham of 8 Tivoli Avenue, Harold's Cross, Dublin against the decision made on the 30<sup>th</sup> day of January, 2024 by Dublin City Council to refuse permission.

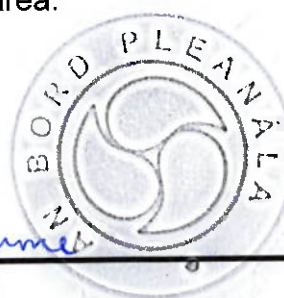
**Proposed Development:** Car parking space in front garden, provision of vehicular access with alterations to front garden wall, also vehicle charging point at 8 Tivoli Avenue, Harold's Cross, Dublin.

### Decision

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

## Reasons and Considerations

The proposed development would result in the removal of on-street parking to accommodate a private vehicular entrance, which would be contrary to the policy of the planning authority, as set out in Appendix 5, Section 4.1 (On-Street Parking) and Section 4.3 (Parking in Front Gardens) and Policy SMT25 and Section 8.5.7 (Car Parking) of the Dublin City Development Plan 2022-2028, which aims to manage on-street parking to serve the needs of the city alongside the needs of residents, visitors, businesses, kerbside activity, and accessible parking requirements. The site is located in an area where there is a heavy reliance on on-street parking and the proposed new vehicular entrance and front garden parking area would result in the loss of existing on-street parking reducing supply available to residents on the street and in the wider area. Furthermore, the proposed development would be inconsistent with Section 4.3.1 (Dimensions and Surfacing) of Appendix 5 of the Dublin City Development Plan 2022-2028. The proposed development would be contrary to the stated policies of the development plan, would set an undesirable precedent for other similar developments in the area, would seriously injure the amenity of the neighbouring properties, and would, therefore, be contrary to the proper planning and sustainable development of the area.



*Mary Gurrie*

**Mary Gurrie**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board**

**Dated this 25 day of September 2024**