



An
Bord
Pleanála

Board Order ABP-319692-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3254/24

Appeal by PAJC Garville Limited care of Marston Planning Consultancy of 23 Grange Park, Foxrock, Dublin against the decision made on the 12th day of April, 2024 by Dublin City Council to refuse permission.

Proposed Development: Removal of existing fencing, gates and site clearance. Construction of two number two-storey, three-bedroomed dwellings incorporating off-street car parking. All associated site works, including all boundary treatments, hard and soft landscaping, associated external alterations and connections to services and utilities, all at rear of 58 and 60 Garville Avenue Upper, accessed from Garville Lane Upper, Rathgar, Dublin.

Decision

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

Reasons and Considerations

Notwithstanding the benefits arising from the redevelopment of an underutilised serviced urban brownfield site, and the delivery of two number urban dwellings, it is considered that, by reason of the incorporation of two number off-street car parking spaces, the proposed development would generate traffic turning movements along a laneway with restricted width which would endanger public safety by reason of traffic hazard and obstruction of users of this laneway. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Tom Rabbette

Member of An Bord Pleanála

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

Dated this 8th day of Oct. 2024.