

An
Bord
Pleanála

Board Order
ABP-320811-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3930/24

APPEAL by David Wall care of SCA Planning and Development Consultants of 17A Bridgecourt Office Park, Walkinstown Avenue, Dublin against the decision made on the 21st day of August, 2024 by Dublin City Council to refuse permission.

Proposed Development: Provision of off-street car parking with one number EV charging point, accessed by a new vehicular gated entrance from Lansdowne Road in the place of existing pedestrian entrance. The development will further consist of the removal of the brick pier to the west end of the front wall, the retention of the cast iron decorative gate posts and the provision of a 2.6-metre-wide wrought iron gate leaves with recessed electronic operating mechanism, insertion of 745-millimetre extension to the west-end of the retained front wall with all details to match existing, the refurbishment of the retained brick front wall (including tuck pointing of mortar joints), rebedding of the granite capping stones, refurbishment of the retained decorative wrought iron topping and the replacement of the missing sections to match existing, and all associated site works and landscaping, all at 18 Lansdowne Road, Ballsbridge, Dublin (a protected structure).

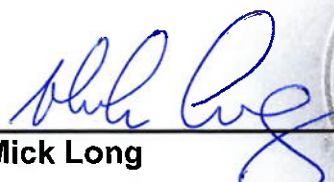
Decision

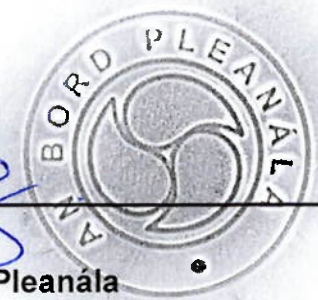
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. The proposed development would result in the loss of on-street parking which would reduce the supply available to residents and in the wider area, contrary to section 4.1 of Appendix 5 of the Dublin City Development Plan 2022-2028 which seeks to retain on-street parking. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area, notwithstanding the objectives set out in the development plan in support of sustainable transport initiatives.

2. The proposed development, in an area zoned Z2 with the objective “to protect and/or improve the amenities of residential conservation areas”, would remove the original historic arrangement of the pedestrian gate and irreversibly alter the historic wall combined with the loss of a significant element of soft landscaping. This would seriously injure the character, setting and amenity of the Protected Structure contravening provisions BHA 2 (Built Heritage and Archaeology) and BHA 9 (Conservation Areas) of the Dublin City Development Plan 2022-2028 and sections of the Architectural Heritage Protection Guidelines 2011. The proposed development 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 20 day of January 2025.