



An  
Bord  
Pleanála

Board Order  
ABP-321049-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4066/24**

**APPEAL** by Luán Ó Braonáin and Caoimhe Daly care of Thornton O'Connor Town Planning of Number 1 Kilmacud Road Upper, Dundrum, County Dublin against the decision made on the 17<sup>th</sup> day of September 2024 by Dublin City Council South to refuse/grant subject to conditions a permission/outline permission to.

**Proposed Development:** The development will consist of the provision of new vehicular access and off-street parking, including modification of plinth wall, wrought iron railings and landscaping. Pathway to be dishd as necessary, along with associated site works, all at 40 Leeson Park, Dublin (a three-storey, semi-detached dwelling.) The proposed development is within the curtilage of a Protected Structure.

**Decision**

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

## Reasons and Considerations

Having regard to the proposed removal of an on-street parking space to accommodate a private off-street parking space, it is considered that the proposed development would be contrary to the provisions of Section 8.5.7 and Policy SMT25 of the Dublin City Development Plan 2022-2028 which aims, inter alia, 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, and with Section 4.1, Appendix 5 (Transport and Mobility) and would therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the recommendation of the inspector to include a second grounds for refusal, the Board had regard to Section 4.3.7 of Appendix 5 of the Dublin City Development Plan 2022-2028 in relation to the provision of car parking in the curtilage of protected structures and conservation areas and considered that the proposed works would have a minimal impact on the character of the house or on the streetscape and would not therefore be inconsistent with Policy Objectives BHA2 (Development of Protected Structures) and BHA9 (Conservation Areas) of the development plan.



*Mary Gurrie*

Mary Gurrie

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.

Dated this *25* day of *February* 2025.