



An
Bord
Pleanála

Board Order ABP-321324-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D24A/0709/WEB

Appeal by Colin and Nicola Keane care of MFA Architects of 229 Clonliffe Road, Drumcondra, Dublin against the decision made on the 30th day of October, 2024 by Dun Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Construction of a vehicular entrance in the garden to the front of the property, one parking space and all associated site works, all at 2 Seafeld Terrace, Coliemore Road, Dalkey, County Dublin (a protected structure).

Decision

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

Reasons and Considerations

1. The proposed removal of a stretch of circa 4.5 metres of the rendered rubble stone boundary wall, and the use of the majority of the small front garden for car parking, would seriously detract from the character and setting of the protected structure and the streetscape of the area, and would be contrary to Policy Objective HER 13 (Architectural Conservation Areas) and Section 12.4.8.4 (ACAs/Protected Structures) of the Dun Laoghaire-Rathdown County Development Plan 2022-28. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would be contrary to the standards set out at Section 12.4.8 (Vehicular Entrances and Hardstanding Areas) of the Dun Laoghaire-Rathdown County Development Plan 2022-28 regarding the provision of a path of 1.2 metres, and a parking space of 5.5 by three metres, and would result in a cramped and substandard form of development likely to lead to the obstruction of the adjacent public footpath or public road, and hazardous manoeuvres to access and/or egress the site, leading to a traffic hazard and/or obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Peter Mullan

Member of An Bord Pleanála

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

Dated this 10th day of March, 2025.