



An
Coimisiún
Pleanála

Commission Order
ABP-322181-25

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire Rathdown County Council

Planning Register Reference Number: D25A/0022/WEB

APPEAL by Ursula McMahon and Samuel Sengupta care of Justin O'Callaghan of The Courtyard, 40 Main Street, Blackrock, Dublin against the decision made on the 3rd day of March 2025, by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: Alteration of the existing cast iron railings mounted on the low boundary wall with granite copings to form new 2600 millimetre wide vehicular entrance, construct new gate pier to match existing on left hand side all to provide car parking for a single car and new EV electric charging point including all associated siteworks to the existing house at number 18, Sydney Avenue, Blackrock, County Dublin which is a Protected Structure in the Sydney Avenue Architectural Conservation Area.

Decision

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

Reasons and Considerations

Having regard to section 4.4.9 of the 'Design Manual for Urban Road and Streets' published by the Department of Transport, Tourism and Sport and the Department of Environment, Community and Local Government, which states, inter alia, that on-street parking on public streets should not be allocated to individual dwellings as this allows for a more efficient turnover of spaces, the proposed development, which would result in the loss of on-street parking along Sydney Avenue to facilitate off-street private parking, has not be adequately justified and would be contrary to the said national guidance. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Tom Rabbette

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 30th day of July 2025.