



An
Bord
Pleanála

Board Order

ABP-319821-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1301/24

Appeal by Matthew and Caitriona Quinn care of Draftcad Planning and Design of 32 Glen Easton Way, Leixlip, County Kildare against the decision made on the 13th day of May, 2024 by Dublin City Council to refuse permission.

Proposed Development: Remove front boundary wall, creation of a new vehicular entrance, 3,500 millimetres wide, new gates and new block pier 1,380 millimetres high, driveway to provide two car spaces, dish footpath accordingly and all associated site works, all at 27 Fortfield Terrace, Rathmines, Dublin.

Decision

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

Reasons and Considerations

Having regard to the Dublin City Development Plan 2022-2028, it is considered that the proposed development, which would result in the removal of an on-street parking space to accommodate a private vehicular entrance, would be contrary to Policy SMT25 and Section 4.1 (On Street Parking) of the development plan where there will be a presumption against the removal of on-street parking spaces to facilitate the provision of vehicular entrances to single dwellings in predominantly residential areas. The proposed development would set an undesirable precedent for similar developments and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Gurrie

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 29 day of January 2025.