



An
Bord
Pleanála

Board Direction
PL29N.246277

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 14th 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

It is an objective of the Dublin City Development Plan that residential developments be provided with an appropriate level of private open space. To this end, the previously permitted scheme under planning register reference number 2760/06 showed a reallocation of rear garden space between numbers 2 and 2A Rathvale Park and the subject site such that 2A would be allocated part of the garden of number 2, Rathvale Park and number 2 would be allocated the entirety of the rear (east) portion of the subject site. The proposed development would ensure that this layout, which has not been carried out to date, could not be carried out in the future, as per the terms of the permitted scheme. The proposed development would constitute an unacceptable cumulative intensification of development on a series of sites of a restricted size and would, therefore, seriously injure the amenities of property in the vicinity

Board Member _____

Date: 14.06.16

Paul Hyde

