



An
Bord
Pleanála

Board Direction
PL29S.248167

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26th July 2017.

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

Reasons and Considerations

1. Having regard to the two storied nature, density and layout of the proposed development, it is considered that the proposed development of two dwelling houses to the rear of numbers 404, 406, 408 and 410 Clogher Road would constitute undesirable piecemeal backland development which would seriously injure the amenities of the area, would result in substandard private open space for the existing properties, would represent overdevelopment and would set an undesirable precedent for further such backland development in the rear gardens of these properties. The development proposed would, therefore, be contrary to Section 16.10.2 (Residential Quality Standards – Houses -private open space) and Section 16.10.8 (Backland Development) of the Dublin City Development Plan 2016-2022 and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date:

Eugene Nixon