



An
Bord
Pleanála

Board Direction
PL06S.249298

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12th January 2018.

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

Reasons and Considerations

1. The proposed development would represent piecemeal backland development of two long rear gardens. The development as proposed does not include any level of site analysis or other supporting information that would demonstrate whether a comprehensive backland redevelopment, in conjunction with other adjoining long rear garden sites, utilising the Manor Avenue access lane could, or could not, be achieved. This site analysis and other supporting information is a requirement of Sections 11.3.2(i) and 11.3.2(iii) of the South Dublin County Development Plan 2016-2022. It has not been demonstrated that Manor Avenue can be adapted to safely accommodate additional traffic that would be generated by the proposed development and would therefore endanger public safety by reason of traffic hazard. The proposed development would represent a haphazard approach to zoned serviced lands and would contravene the aforementioned requirements of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 12th January 2018

Eugene Nixon