



An
Bord
Pleanála

Board Direction
BD-001328-18
ABP-301535-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/10/2018.

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

Reasons and Considerations

1. Having regard to the location of this serviced site along a high quality public transport corridor and approx. 400m from a DART station, the proposed residential development would not be developed at a sufficiently high density to provide for an acceptable level of efficiency in the use of serviced lands and would accordingly be contrary to National Policy as set out in the section 28 Ministerial Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas. Furthermore the three terraced dwellings given their layout and distances to boundaries would break the established building line and seriously injure the amenities of the area and properties in the vicinity. The proposed development therefore would not be in accordance with the proper planning and sustainable development of the area.

2. It is considered that the proposed development, which would result in the intensification of use of an existing substandard access, and creation of a new entrance with limited sightlines, in close proximity to the existing entrance, would endanger public safety by reason of traffic hazard.

Board Member

Date: 11/10/2018

Paul Hyde