



An  
Bord  
Pleanála

**Board Direction**  
**BD-003835-19**  
**ABP-304566-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 8/21 August, 2019.

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

## Reasons and Considerations

1. It is considered that the proposed vehicular entrance onto Monkstown Road would cause an obstruction and traffic hazard to other road users by restricting traffic flow and visibility of vehicles and pedestrians, when vehicles are entering or exiting the proposed new vehicular entrance. The proposed development would therefore endanger public safety by reason of traffic hazard and obstruction of road users and would thereby be contrary to the proper planning and sustainable development of the area.
2. Having regard to the prominent location of the site, to the established built form and character of the existing stone wall and adjoining high walls which are considered to be of importance to the streetscape, it is considered that the proposed development, consisting of the demolition and removal of the entire front boundary of the site and the creation of a new vehicular entrance would constitute a visually discordant feature that would be detrimental to the distinctive architectural and historic character of this area and which it is appropriate to preserve. Therefore, to permit the proposed development would seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 21/08/2019

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Terry Ó Niadh