



An
Bord
Pleanála

Board Direction
BD-004182-19
ABP-304831-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on October 3rd, 2019.

The Board decided, on a vote of two to one, to refuse permission for the following reasons and considerations.

Reasons and Considerations

It is considered that the insertion of a rear pedestrian gate and the construction of an associated pathway across an area of established open space would result in the fragmentation of this public open space, and would set an undesirable precedent for the establishment of further such access points which, if permitted, would seriously injure the amenities of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission for the pedestrian gate while not permitting the associated pathway, the Board considered that, in the absence of an overall coherent solution, entailing a shared footpath serving all rear gardens, to permit the proposed gate would lead to a fragmentation of the open space, and create a precedent for other such gates in the vicinity. In this regard, the Board noted that other pedestrian gates within the overall estate opened directly onto existing public footpaths, and not onto areas of public open space.

Board Member

Date: 3rd October 2019

Philip Jones