



An
Bord
Pleanála

Board Direction
BD-004623-19
ABP-305183-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on November 28th, 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. The proposed development, by reason of the limited size and quality of private open space to be provided, and by reason of the limited size and quality of private open space that would remain for the existing dwelling on the site, would result in a substandard form of development which would be contrary to the provisions of the Dublin City Development Plan 2016-2022, and would comprise overdevelopment of the site. The proposed development would, therefore, seriously injure the residential amenities of the existing and future residents of the site, would be contrary to the provisions of Development Plan and would be contrary to the proper planning and sustainable development of the area.
2. The proposal provides for a mews development which is accessed via a laneway of less than 3.5 metres in width in which there is no footpath or verge. Section 16.10.16 of the Dublin City Development Plan 2016-2022 requires that such mews development is only permitted where the adjacent access road

width is no less than 5.5 metres. This provision of the Development Plan is considered to be reasonable. The proposed development, involving pedestrian and vehicular access to this laneway, would endanger public safety by reason of traffic hazard, including to pedestrians, and would be contrary to the provision of the Dublin City Development Plan in this regard and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 28th November 2019

Philip Jones