



An  
Bord  
Pleanála

**Board Direction**  
**BD-005889-20**  
**ABP-306245-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/06/2020.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to Objectives of the National Planning Framework, and the zoning provisions of the Dublin City Development Plan 2016-2022, the Board was satisfied that subject to the conditions as set out below, the proposed development would be acceptable in terms of pedestrian cyclist and pedestrian safety and would also be acceptable in terms of visual and residential amenity of adjoining properties and the amenity of future occupants. The proposed development, would, therefore, be in a accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposed development was in accordance with objective 11 of the National Planning Framework which states that "In urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria enabling alternative solutions that seek to achieve well-designed high quality and safe outcomes in order to achieve targeted growth and that protect the environment". The Board was therefore satisfied that whilst contrary to Section 16.10.16(l) which states that potential mews laneways must have a minimum carriageway of 4.8 metres in width, it would be justified in accordance with

- the Government's policy to ramp up delivery of housing from its current under-supply set out in Rebuilding Ireland – Action Plan for Housing and Homelessness issued in July 2016,
- Objective 11 of the National Planning Framework,

which supports denser residential development on public transport corridors within the built-up area of Dublin city and its suburbs, as is proposed in this case.

### **Conditions**

- 1 Plans and particulars.
- 2 Materials and finishes.
- 3 IW Condition
- 4 CMP
- 5 S48 Unspecified.

**Board Member**

**Date:** 04/06/2020

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Paul Hyde