



An
Bord
Pleanála

Board Direction
BD-006549-20
ABP-307161-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/09/2020.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

1. The proposed dwelling on this site, along with a temporary accommodation unit and the retention of the storage shed represents a disorderly piecemeal approach to planning on residential zoned lands, which would in turn set an unwanted precedent for haphazard, disorderly development in this urban area. The proposed development is therefore considered prejudicial to the residential amenity and orderly development of this residentially zoned urban site.
2. The proposed development would endanger public safety by reason of a traffic hazard on this extremely narrow laneway with no scope to turn a vehicle, where sightlines would be restricted from the proposed entrance.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the three buildings proposed for retention and development on this long, narrow plot would represent inappropriate and piecemeal development of this backland site, and that, in the absence of permission for a dwelling, the retention of the existing shed would not be feasible, as it would have no ancillary residential purpose. In addition, the Board considered that access routes to the site

were substandard and facilitating construction traffic via these routes would represent a traffic hazard in the absence of modifications to their design, which are on lands outside the control of the applicant.

Board Member

Date: 24/09/2020

Dave Walsh