



An
Bord
Pleanála

Board Direction
BD-006571-20
ABP-307225-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/09/2020.

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

Reasons and Considerations

Having regard to the restricted site access arrangements, which require the use of a pedestrian laneway which is a public right-of-way to facilitate vehicular movements, it is considered that the proposed development represents an inappropriate form of development, which would create an unacceptable conflict between vehicular traffic and pedestrian users and would endanger public safety by reason of traffic hazard. As such, the proposed development would be contrary to Section 16.10.9 of the Dublin City Development Plan 2016-2022 regarding the development of corner/side garden sites, with respect to site access. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 29/09/2020

Michelle Fagan