



An
Bord
Pleanála

Board Direction
BD-006400-20
ABP-307446-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/09/2020.

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 backland nature of the proposed development, the form and scale of the proposed dwelling, the absence of off-street car parking and the access arrangements, the proposed development would be contrary to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022. Specially, the proposed development would be contrary to Section 8.2.3.4 (vi) which refers to Backland Development and which requires adequate vehicular access of lane width of 3.7m to a proposed dwelling (3.1m pinch points) to allow easy passage of large vehicles such as fire tenders or refuse collection vehicles. The proposed development does not provide off-street car parking to serve the dwelling which is contrary to Section 8.2.4.5 of the Development Plan. This would generate on-street car parking on public roads in the vicinity of the site. Accordingly, the Board considered that the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 03/09/2020

Paul Hyde