



An
Bord
Pleanála

Board Direction
BD-006973-20
ABP-307918-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/11/2020.

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

Reasons and Considerations

The proposed development would require the removal of a mature tree on Kinvara Drive in front of the subject site. It is considered that the loss of the tree to the street is not justified, given the lack of parking restrictions on the street and having regard to the principle set out at section 3.3.3 of the Dublin City Tree Strategy 2016-2020 which states that entrances should be designed to avoid conflict with trees. The proposed development would be contrary to the relevant provisions of the Dublin City Development Plan 2016-2022, including Section 16.3.3 (which states that the Dublin City Tree Strategy is a material consideration in the determination of planning applications) and Policy GI28 (which supports the implementation of the Dublin City Council Tree Strategy). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 18/11/2020

Chris McGarry