



An
Bord
Pleanála

Board Direction
BD-007644-21
ABP-308556-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/03/2021.

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

Reasons and Considerations

1. The retention of this development, consisting of fencing, pillars and gate, by reason of its excessive height relative to adjoining boundaries, its bulk, and its design including the use of louvres, would be out of character with the pattern of development in the vicinity and would constitute a visually discordant feature that would be detrimental to the distinctive architectural and historic character of this section of Alma Road, which it is appropriate to preserve. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The pedestrian footpath to the front of the site on Alma Road is heavily used by pedestrians and the retention of the front/ western boundary treatment consisting of fences, gate and pillars would result in poor visibility by vehicle drivers, of the public footpath. It is considered that the retention of the development would endanger public safety by reason of traffic hazard or obstruction of road users by restricted visibility and would therefore be contrary to the proper planning and sustainable development of the area.
3. The retention of the log store, by reason of its location, design and height, would be out of character with the pattern of development in the vicinity and would constitute a visually discordant feature. The retention of such a

structure may set a precedent for similar undesirable developments along Alma Road, which is a residential street with a distinctive architectural and historic character, which it is appropriate to preserve. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 03/03/2021

Michelle Fagan