



An
Bord
Pleanála

Board Direction
BD-008539-21
ABP-309588-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/06/2021.

The Board decided, by a majority of 2:1, to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the limited size of the site and the scale of proposed development, it is considered that the proposed development would result in an unsatisfactory standard of residential amenity for future occupants of the house and result in overdevelopment of the site for the use proposed by reason of inadequate provision of good quality open space, notwithstanding the further plans and particulars submitted with the appeal. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development does not comply with the Dublin City Development Plan 2016 – 2022 as it relates to the provision of parking and that the development would not provide a safe access and egress to and from the site. As such, traffic turning movements generated by the proposed development would tend to create serious traffic congestion on Greenlea Grove. The proposed development would endanger public safety by

reason of obstruction of road users and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member *Terry Prendergast* **Date:** 15/06/2021
Terry Prendergast