



An
Bord
Pleanála

Board Direction
BD-009167-21
ABP-309878-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/09/2021.

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

Reasons and Considerations

1. Having regard to the zoning of the site, the objective of which is to provide for residential development and protect and improve residential amenity, policy objectives PM31 and PM33 which seek a high standard of urban design and to the established pattern of development in the vicinity of the site, it is considered that the proposed development by reason of its scale, form and design would be overbearing on adjoining property, would give rise to overlooking and would provide substandard public open space. The proposed development would be inconsistent with the RS zoning objective for the area and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the layout and access arrangements for the four proposed parking spaces along Clonsilla Road, which are to be accessed directly from the public road and which are not afforded on-site turning capability, the Board is not satisfied that the proposed development would not endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member Maria Fitzgerald
Maria Fitzgerald

Date: 29/09/2021