



An
Bord
Pleanála

Board Direction
BD-009668-21
ABP-310242-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/12/2021.

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 Z1 zoning designation in the Dublin City Development Plan 2016-2022, and to the proposal to access the residential unit through a very narrow pedestrian arch between Numbers 7 and 8 Mullingar Terrace, it is considered that the proposed dwelling unit constitutes piecemeal haphazard development that would be contrary to the Z1 zoning provisions for the site and that the deficiencies in access and servicing arrangements would seriously injure the residential amenities of future occupants and the residential amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Maria Fitzgerald
Maria FitzGerald

Date: 13/12/2021