



An
Bord
Pleanála

Board Direction
BD-010541-22
ABP-310408-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20th April 2022.

The Board decided to refuse permission for the proposed development for the following reasons and considerations and subject to the following conditions.

Reasons and Considerations

1. The proposed dwelling on this site and the retention of the storage shed represents a disorderly piecemeal approach to planning on residential zoned lands, which would in turn set an unwanted precedent for haphazard, disorderly development in this urban area. The proposed development is therefore considered prejudicial to the residential amenity and orderly development of this residentially zoned urban site and is therefore not in accordance with the proper planning and sustainable development of the area.
2. The proposed development would endanger public safety by reason of a traffic hazard on this extremely narrow laneway with no scope to turn a vehicle, where sightlines would be restricted from the proposed entrance.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not consider that the previous reasons for refusal from the Board in 2020 in relation to ABP-307161-20 had been adequately overcome. The Board considered that the buildings for retention and development on this long, narrow plot which requires a long winding access way to the house would represent inappropriate and piecemeal development of this backland site. Furthermore, the Board considered

that in the context of a refusal for a dwelling on the site, that the retention of the existing shed would be unacceptable as it would have no ancillary residential purpose. The Board also considered that the access route to the site were substandard in terms of road width to facilitate construction and operational traffic and the proposed development would therefore endanger public safety by reason of pedestrian and traffic hazard.

Board Member

Maria FitzGerald
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Date:

20th April 2022