

An  
Bord  
Pleanála

**Board Direction**  
**BD-010269-22**  
**ABP-311222-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/03/2022.

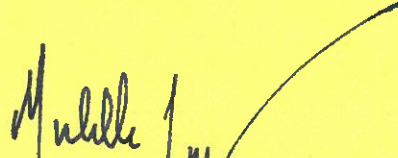
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. The front boundary wall including pillars and gates, which at 1810mm are excessive in height, result in reduced sightlines and poor visibility for drivers exiting the property across a public footpath. The proposed development would therefore endanger public safety by reason of traffic hazard. The proposed development would set an undesirable precedent for further similar development in the vicinity would in themselves and cumulatively, be contrary to the proper planning and sustainable development of the area.
2. Having regard to Section 11.1.5.6 of the Dublin City Development Plan 2016-2022, where new development should have a positive impact on local character, and notwithstanding the varied boundary treatment along Sandymount Road, it is considered that by reason of design, height and scale, the proposed development would have a serious negative impact on the visual amenity of the area. The development for which retention I sought

would be contrary to the proper planning and sustainable development of the area.

Board Member

  
Michelle Fagan

Date: 15/03/2022