



An
Bord
Pleanála

Board Direction
BD-010120-22
ABP-311777-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/02/2022.

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 existence of a vehicular entrance within the current site, notwithstanding proposals to re-develop part of the site which does not have permission, the proposed additional vehicular entrance to this site would require the removal of one mature Birch tree and potentially conflict with the tree root zone of another mature Birch tree on Vergemount Park. Section 3.3.3 of the Dublin City Tree Strategy 2016-2020 states that entrances should be designed to avoid conflict with street trees. The proposed development would, therefore, be contrary to Section 16.3.3 of the Dublin City Development Plan 2016-2022 (which states that the Dublin City Tree Strategy is a material consideration in the determination of planning applications) and Policy GI 28 (which supports the implementation of the Dublin City Tree Strategy). The development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Dave Walsh

Date: 28/02/2022