



An
Bord
Pleanála

Board Direction
BD-010380-22
ABP-311882-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/03/2022.

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 proposed development, comprising a vehicular entrance of 5.7 m in width, exceeds the maximum permissible width of 3.6 m set out in Appendix 5 of the Dublin City Development Plan 2016-2022. Thus, the proposed development would be contrary to development plan standards and would set a precedent for similar development in the area, which would be contrary to the proper planning and sustainable development of the area.
2. The proposed vehicular parking at the front of the site would be out of character with the pattern of development in this residential conservation area. The proposed development, by itself, or by the precedent it would set for similar development in the area, would seriously injure the amenities of the area and of the property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Michelle Fagan

Date: 29/03/2022