

An
Bord
Pleanála

Board Direction
BD-010039-22
ABP-312443-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/02/2022.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

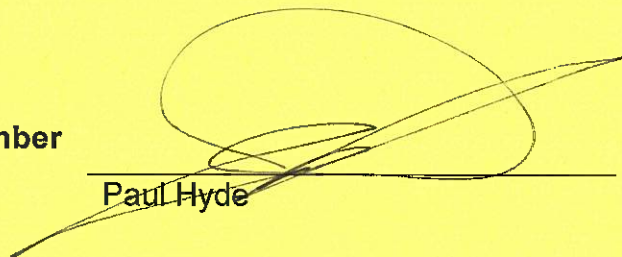
Having regard to the provisions of the Dublin City Development Plan where it is set out that

“entrances shall be at least 2.5 m or at most 3.6 m in width. Narrower widths are considered more desirable and maximum widths will generally only be acceptable where exceptional site conditions exist”

The Board considered that the existing entrance width is sufficient to facilitate off street parking and allow ease of movement from the property and exceptional site circumstances do not exist. Having regard to the site location, residential nature and scale of the site the proposed 3.6 m wide vehicle entrance combined with the associated extended kerb dishing is excessive in width and would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concurred with the analysis of the Planning Authority and did not consider that sufficient justification was given to warrant an increase to the existing entrance width.

Board Member



Paul Hyde

Date: 17/02/2022