

An  
Bord  
Pleanála

**Board Direction**  
**BD-012589-23**  
**ABP-313581-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/06/2023.

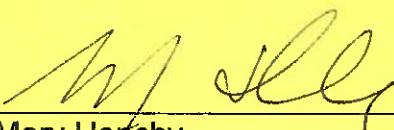
The Board's consideration included the Dublin City Development Plan 2022-2028, Chapter 15, Development Standards, Chapter 10, Green Infrastructure and Recreation and Appendix 5, Transport and Mobility: Technical Requirements.

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

### **Reasons and Considerations**

The loss of an existing semi-mature street tree at this location would have a negative impact on the greening and visual amenity of this residential street and would be contrary to the zoning objective, as set out in the Dublin City Development Plan 2022-2028 which seeks 'to protect, provide and improve residential amenities'. The development proposed to be retained would also be contrary to aims and objectives to the Section 15.6.9 of the Dublin City Development Plan 2012-2028 and the Dublin Tree Strategy. In addition, the width of the proposed entrance exceeds the standards set out in Appendix 5 of the Dublin City Development Plan 2012-2028. It is considered that the development proposed to be retained would set an undesirable precedent for further similar developments in the vicinity and would be inconsistent with the proper planning and sustainable development of the area.

**Board Member**

  
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Mary Henchy

**Date:** 27/06/2023