



An
Bord
Pleanála

Board Direction
BD-011507-22
ABP-313657-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/11/2022.

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

Reasons and Considerations

1. Having regard to Policy 16.10.18 of the Dublin City Council Development Plan 2016-2022, Sections 6.3 and 7.3.6 of the Haddon Road and Victoria Road Architectural Conservation Area, the proposed vehicular entrance would lead to the erosion of the special character and amenity of the area, which would be contrary to the objectives set out within the Architectural Conservation Area to preserve its special interest and character.
2. The proposal would lead to the loss of on-street car parking contrary to development plan policy MT14 of the Dublin City Council Development Plan 2016-2022.
3. The development would impact on the existing street tree to the front of the property and would be contrary to Section 16.3.3 of the Dublin City Development Plan 2016-2022 including the Dublin Tree Strategy which seeks to protect such natural features from loss and harm. The provision of a vehicular entrance as set out in the proposal or so modified as to avoid impact on the existing street tree at this location would be substandard having regard to the minimum entrance width standard of 2500mm.

Based on these reasons and considerations, the proposed development would overall be contrary to the proper planning and sustainable development of the area.

Board Member

Patricia Calleary
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Date: 29/11/2022