

An
Bord
Pleanála

Board Direction
BD-013732-23
ABP-313829-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/09/2023.

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


Reasons and Considerations

Having regard to the existing pattern of development on Fortescue Lane, to the existing level of parking demand, to the limited capacity of the lane to accommodate vehicular traffic including emergency and service access, and in the absence of a plan for the co-ordinated development of the mews lane, it is considered that the proposed mews development does not comply with the aims and objectives of the Dublin City Development Plan 2022-2028, section 4.3.8 of Appendix 5, in terms of the width of the laneway and given that safe access and egress for all vehicles and pedestrians must be demonstrated. The proposed development would set an undesirable precedent and is therefore considered to 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 considered the specific nature of this site, including the length of Fortescue Lane and the reducing width of the lane towards the subject site, given that this lane provides the sole point of access for the proposed development. The Board noted that the inspector referenced the proposed set back of the proposed development, insofar as a laneway width of 5.45m is proposed to be achieved at the site frontage;

however the Board considered that in order to provide adequate width for the laneway, and to ensure safe access and egress for all vehicles and pedestrians, setback would in this case need to extend beyond the frontage of a single site. In this regard, the proposed development of the mews dwelling would set an undesirable precedent.

Board Member



Mary Gregg

Date: 28/09/2023