

An
Bord
Pleanála

Board Direction
BD-012619-23
ABP-313957-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/06/2023.

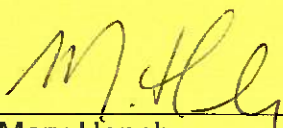
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the Z1 zoning object for the site which seeks 'to protect, provide and improve residential amenities', the standards for backland residential development set out in Chapter 15 of the current Dublin City Development Plan, the constrained nature of the site, the pattern of development on the laneway and to the rear of numbers 2 to 20 Kildare Road, and the restricted width of the laneway, it is considered that, by reason of its height and design, the proposed development of a three-storey townhouse/mews would constitute overdevelopment of this restricted site, would result in piecemeal and uncoordinated development of the lane, would fail to provide satisfactory private amenity space or parking for future occupants in line with the standards required for the type of development proposed under the development plan, would seriously injure the amenities of the area and of property in the vicinity and would result in an undesirable precedent for similar developments at this location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that safe means of vehicular access has not been demonstrated and that the proposed development would add congestion on the laneway and would result in increased pedestrian, cyclist and commercial vehicle conflict. The proposed development would fail to comply with the standards for dwellings at backland and/or mews development in terms of width of the existing laneway, and the creation of a traffic safety hazard. Furthermore, it is considered that the design and layout of the proposed development would set an undesirable precedent in that it does not seek to achieve a 5.5-metre width for the lane along its eastern boundary and it also does not include any defensible space along this boundary. The proposed development would set an undesirable precedent and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Mary Henchy

Date: 28/06/2023