

An  
Bord  
Pleanála

**Board Direction**  
**BD-012631-23**  
**ABP-314328-22**

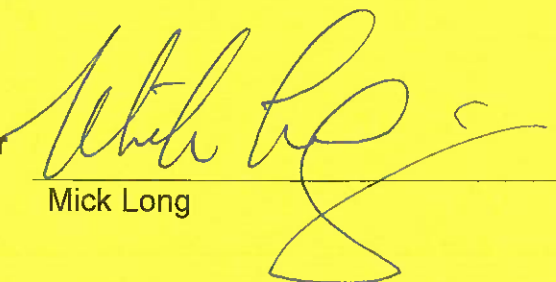
The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/06/2023.

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

#### **Reasons and Considerations**

Having regard to the nature of the existing front boundary and vehicular access, and the pattern of such arrangements in the vicinity, it is considered that the proposed development would increase the pressure on existing on-street car parking facilities in the locality thereby exacerbating haphazard parking practices and would endanger public safety by reason of traffic hazard and the obstruction of road users. The proposed development, by reason of the excessive width of the proposed shared vehicular entrance, would be contrary to the South Dublin County Development Plan 2022-2028, would compromise on-street car parking in the area, would endanger pedestrian safety, would seriously injure the residential amenities of the area, would set an undesirable precedent for similar development in the locality, and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



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Mick Long

**Date:** 28/06/2023

