



An
Bord
Pleanála

BD-012599-23
ABP-314598-22

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

It is considered that the proposed development, by virtue of the excessive width of the proposed shared vehicular entrance, would result in the loss of existing on-street parking and would therefore exacerbate on-street car parking pressures. In addition, it has not been adequately demonstrated that the proposed development would not adversely impact the ongoing viability of an existing street tree. In this regard, the proposed development would have a negative impact on the visual amenity of the site and surrounding area and would establish a poor precedent for similar development in the surrounds. The proposed development fails to accord with Section 12.7.6 of the South Dublin County Development Plan, 2022-2028 and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member


Eamonn Patrick Kelly

Date: 27/06/2023

