

An
Bord
Pleanála

Board Direction
BD-012666-23
ABP-314967-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/06/2023.

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

Reasons and Considerations

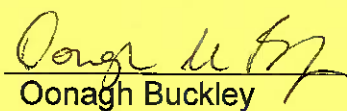
1. Having regard to the location of the site on one of the main bus and active travel arterial routes serving the suburbs and city centre, it is considered that a vehicular entrance at this location would result in potential vehicular and pedestrian conflict, the creation of hazardous manoeuvres across a busy road and would endanger public safety by reason of a traffic hazard and obstruction of road users. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Note:

The planning inspector in her report raised a new issue of the 'Z2' land use zoning of the site, which has an objective "to protect and/or improve the amenities of residential conservation areas", under the Dublin City Development Plan, 2022-2028, and the provisions set out in Section 11.5.3 of the development plan which indicates that the Council have a general presumption against development which would involve the loss of a building of conservation or historic merit within the Conservation Areas or that contributes to the overall setting, character and streetscape of the Conservation Area. While ordinarily this would warrant further

consideration, in this instance given the substantive reason for refusal above, it was decided not to pursue these matters under the current appeal

Board Member



Oonagh Buckley

Date: 29/06/2023