



An
Bord
Pleanála

Board Direction
BD-015013-24
ABP-315330-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/01/2024.

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 scale of the proposed development relative to the site, the narrow width of the laneway, the quality and quantity of the private space to serve the mews and the limited amenity space remaining for no. 17 St Alphonsus Road Lower, it is considered that the proposed development would fail to provide an adequate level of residential amenity for existing and future residents.

The proposed development is contrary to the Dublin City Development Plan, 2022-2028 zoning objective for the area 'Sustainable Residential Neighbourhoods – Z1' land use zoning objective of protecting, providing, and improving residential amenities and Section 15.13.5, Mews.

The proposed development is therefore contrary to the proper planning and sustainable development of the area.

2. Having regard to the substandard, restricted and the narrow width of the existing laneway, the applicant has failed to demonstrate that the mews building could be safely and conveniently accessed for essential and emergency services. Further, the laneway is considered to be seriously deficient in width along its length and lacks sufficient capacity to safely accommodate the vehicle and pedestrian movements which the proposed development will generate. The proposed

development would therefore be contrary to Section 4.3.8 Appendix 5 Volume 2 of the Dublin City Development Plan, 2022-2028, and would endanger public safety by reason of traffic hazard.

The proposed development would therefore be contrary to the proper planning and sustainable development of the area and would set an undesirable precedent for similar developments in the area.

Board Member


Mary Henchy

Date: 11/01/2024