



An  
Bord  
Pleanála

**Board Direction**  
**BD-012515-23**  
**ABP-315875-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/06/2023.

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

#### **Reasons and Considerations**

1. The front boundary wall including gates and pillars to be retained up to two metres high are considered excessive in height, resulting in reduced sightlines and poor visibility for drivers exiting the property across a public footpath. The development proposed to be retained would therefore endanger public safety by reason of traffic hazard.
2. Appendix 5, section 4.3.5, of the Dublin City Council City Development Plan 2022 – 2028 provides that minimal interventions are desirable in alterations to the treatment of front boundaries and proposals should aim to be complementary or consistent to others in the area which are of a high standard and in keeping with the overall character and streetscape. Owing to the height, design, and scale, it is considered that the development proposed to be retained is visually incoherent with existing front boundaries in the vicinity and inconsistent with the character and streetscape of this section of Vernon Avenue. Furthermore, the retention of a 3.5 metre vehicular entrance exceeds the maximum standard of three metres set out under Appendix 5, Section 4.3.1 of the Dublin City Council City Development Plan 2022 – 2028. The development proposed to be retained would, by itself and cumulatively, set an undesirable precedent for further similar development in the

vicinity and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

Eamonn James Kelly  
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**Date:** 21/06/2023