

An
Bord
Pleanála

Board Direction
BD-012795-23
ABP-315982-23

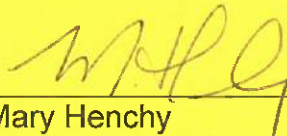
The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/07/2023.

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

Reasons and Considerations

The proposed mews dwelling on a restricted and confined site, with limited access on a narrow, uneven, unsurfaced laneway, would not comply with the standards for mews dwelling as set out in Section 15.13.5 of the Dublin City Development Plan 2022-2028. Furthermore, the proposed development would constitute over development of this restricted plot, and result in a substandard amount of private open space being retained with the main dwelling, a Protected Structure at number 10 Leinster Road, which is in multiple occupancy. It is considered that the proposed development and the precedent that it would set for the subdivision of curtilages of Protected Structures would be contrary to the proper planning and sustainable development of the area.

Board Member


Mary Henchy

Date: 06/07/2023