

An  
Bord  
Pleanála

**Board Direction**  
**BD-013228-23**  
**ABP-316308-23**

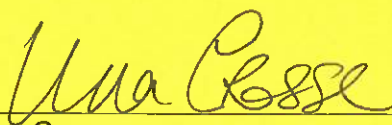
The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/08/2023.

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, by reason of its substandard parking area depth, the proposed development would have an unacceptable impact on the public footpath, would endanger public safety by reason of a traffic hazard and obstruction of pedestrians, and would be contrary to Section 4.3.1, Appendix 5 of the Dublin City Development Plan 2022-2028, which aims to ensure that vehicular entrances are designed to avoid creation of a traffic hazard, and that adequate car parking space is provided to accommodate a car safely without overhanging the public footpath. The proposed development would set an undesirable precedent for similar development and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Una Crosse

**Date:** 11/08/2023