

An  
Bord  
Pleanála

**Board Direction**  
**BD-013933-23**  
**ABP-317308-23**


The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/09/2023.

The Board decided, by majority decision (2:1), to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Reasons and Considerations**

1. The proposed development by virtue of its design represents over-development of a restricted site, and would be unacceptable with regard to the residential amenity of the existing and proposed residential units, and therefore, would not be in accordance with the site's land use zoning objective (RES), which seeks to 'protect and/or improve Residential Amenity' in the South Dublin County Development Plan 2022-2028. The development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would represent an intensification of use of the existing vehicular access and due to the site's frontage and configuration, the proposed development would endanger public safety by reason of a traffic hazard. Thus, the proposed development would contravene the proper planning and sustainable development of the area.

**Board Member**

  
Liam Bergin

**Date:** 28/09/2023