

An
Bord
Pleanála

Board Direction
BD-017572-24
ABP-318098-23

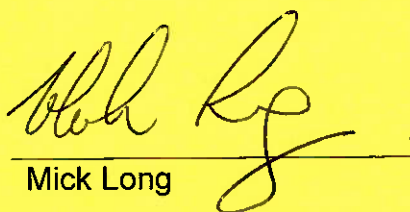
The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/09/2024.

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

Reasons and Considerations

The development to be retained is located on unzoned lands on an access laneway which serves adjoining commercial development and dwellings. The development would be contrary to policy SMT11 and SMT18 of the Dublin City Development Plan 2022-2028 as it is considered haphazard, would restrict access to adjoining properties and has the potential to give rise to a conflict between pedestrian and vehicular traffic on the laneway and on Dolphins Barn Street. Furthermore, it is considered that the development would set an undesirable precedent for similar development and would be contrary to the proper planning and sustainable development of the area.

Board Member


Mick Long

Date: 24/09/2024