



An  
Bord  
Pleanála

**Board Direction**  
**BD-016909-24**  
**ABP-318868-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/07/2024.

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

### **Reasons and Considerations**

The proposed development proposes a vehicular access of 3.6 metres wide which would be contrary to policy set out including Section 4.3.1 (Dimensions and Surfacing) of Appendix 5 (Transport and Mobility: Technical Requirements) of the Dublin City Development Plan 2022 – 2028, which requires that for a single residential dwelling, the vehicular opening proposed shall be at most 3 metres. The proposed development would be contrary to stated policy and would set an undesirable precedent for similar development, leading to the creation of a traffic hazard arising from a conflict between passing traffic and pedestrian movement in addition to non-compliance with planning policy. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

Patricia Calleary

**Date:** 03/07/2024