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**Board Direction**  
**BD-016600-24**  
**ABP-318967-24**

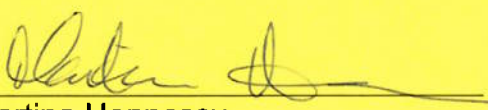
The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/06/2024.

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

### **Reasons and Considerations**

Having regard to the location of a mature street tree in the footpath along this section of Hardiman Road to the front of the subject site, it is considered that it would not be possible to construct the 2.5m-wide proposed vehicular entrance and the required associated splayed footpath dishing without negatively impacting on the tree root zone of the existing street tree given the deficient residual clearance distance between the proposed vehicular access and dishing and the surface of the tree trunk. Therefore, the proposed development would be contrary to the provisions of Appendix 5, Section 4.3.2 (Impact on Street Trees) of the Dublin City Development Plan 2022-2028, would seriously injure the amenities of properties in the vicinity, would set an undesirable precedent and, would not be in accordance with the proper planning and sustainable development of the area.

**Board Member**

  
Martina Hennessy

**Date:** 17/06/2024