

An
Bord
Pleanála

Board Direction
BD-017230-24
ABP-319271-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/08/2024.

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

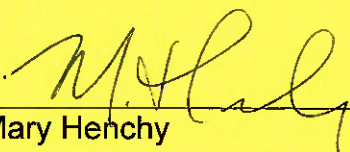
Reasons and Considerations

Having regard to the Dublin City Development Plan 2022-2028, the proposed development represents overdevelopment of the site by virtue of the basement parking and the constraints associated with it. The narrow carriageway for vehicles and pedestrians, the lack of provision for service vehicles and the conflict between the various users would result in traffic safety concerns for vehicles and pedestrians.

There is also inadequate provision for service vehicles and for bin storage and this is in conflict with the Development Plan site development standards and would harm the character of the Architectural Conservation Area.

Accordingly, this proposal would fail to accord with the proper planning and sustainable development of the area.

Board Member


Mary Henchy

Date: 14/08/2024