



An  
Bord  
Pleanála

**Board Direction**  
**BD-018525-24**  
**ABP-319359-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/12/2024.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

On the basis of the information provided and having regard to the substandard, restricted and narrow width of the existing laneway, the applicant has failed to demonstrate that the proposed development of 6 no. dwellings could be safely and conveniently accessed for essential and emergency services. The development would be contrary to Section 4.3.8 of Appendix 5 of the 2022-2028 Dublin City Development Plan and would endanger public safety by reason of traffic hazard. As such, the development would therefore be contrary to the proper planning and sustainable development of the area and would set an undesirable precedent for similar developments in the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board shared the view of the Inspector that the findings of the Applicants' Daylight Analysis clearly demonstrates that the residential units have an acceptable standard of amenity from a daylight perspective. However, the Board felt that on the basis of the information currently before it, particularly the nature of the building form at the front, the development as proposed would not be capable of addressing the express concerns raised by the planning authority under their reason for refusal no.1.

Furthermore, based on the facts as presented the Board did not feel that it would be appropriate to address improvements to the junction design by condition.

**Board Member**

  
Stephen Bohan

**Date:** 18/12/2024