

An  
Bord  
Pleanála

**Board Direction**  
**BD-019686-25**  
**ABP-319964-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/05/2025.

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

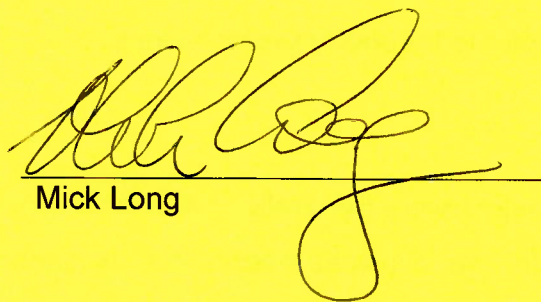
### **Reasons and Considerations**

Having regard to nature of the development proposed to be retained and the proposed development, it is considered that the applicant has not provided sufficient information to clearly demonstrate that the development would not have a significant detrimental impact on trees, habitats and ecology in an area zoned Z9 under the Dublin City Development Plan 2022 to 2028 where the land use zoning objective for the area is to "Preserve, provide and improve recreational amenity, open space and ecosystem services". It is considered that the proposed development contravenes Policy GI29 (Protect Character of River Corridors) of the Dublin City Development Plan 2022 to 2028 which is to ensure that development does not cover or encroach upon rivers and their banks. Furthermore, the applicant has not clearly demonstrated that the proposed development is consistent with Policies GI14 (Ecological/Wildlife Corridors), GI34 (New Development and Public Open Space along River Corridors), or GI41 (Protect Existing Trees as Part of New Development) of the Dublin City Development Plan 2022 to 2028. The proposed development and the development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Board was not satisfied, in the absence of a comprehensive Ecological Assessment or similar analysis, that the proposed development would not have potential for significant effects on the environment but given the substantive nature of the reason for refusal did not seek additional information on the matter.

Board Member

A handwritten signature in black ink, appearing to read 'Mick Long', written over a horizontal line. The signature is stylized with large loops and a long tail.

Mick Long

Date: 16/05/2025