



An  
Bord  
Pleanála

**Board Direction**  
**BD-018176-24**  
**ABP-320046-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/11/2024.

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 Z1 zoning objectives (Sustainable Residential Neighbourhoods) and

- the policies regarding entrances specifically Appendix 5, Section 4.3 (Parking Cars in Front Gardens) and Section 4.3.1 (Dimensions and Surfacing), and
- the policy regarding boundary treatments Section 4.3.5 (Treatment of Front Boundaries),

it is considered that the development to be retained would be contrary to the relevant provisions of the Development Plan, would be visually incoherent with existing front boundaries in the vicinity of the site and would adversely impact on pedestrian safety by reason of a traffic hazard.

The development to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Declan Moore

**Date:** 13/11/2024