

An
Bord
Pleanála

Board Direction
BD-019192-25
ABP-320270-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/03/2025.


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

Reasons and Considerations

1. It is considered that the proposed development would result in unacceptable levels of pedestrian and vehicular conflict and would therefore endanger public safety by reason of a traffic hazard the proposed development would therefore be contrary to the proper planning and sustainable development of the area.
2. The Board is not satisfied based on the documentation contained on file that the proposed surface car parking arrangements will not impinge on the property rights of the owners of No. 23 Nuns Walk. It appears from information submitted with the application that the proposed car parking area includes a portion of property under the ownership of the residents of No.23 Nuns Walk. On the basis of the information submitted with the application and appeal, the Board is not satisfied that the applicants have sufficient legal interest in the lands on which to carry out the proposed development.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the lack of segregation pedestrians and vehicles in the proposed parking area could endanger public safety by reason on a traffic hazard particularly as vehicles will be required to manoeuvre and reverse in an out of spaces to the front of the dwellings in question. Furthermore the Board were not satisfied based on the information submitted with the application and appeal that the applicant had sufficient legal interest to carry out the works to the front of no. 21, 23 and 25 Nuns Walk and that the works to be undertaken to construct the car parking may legally impinge on the pedestrian access to No. 23 Nuns Walk.

Board Member


Paul Caprani

Date: 18/03/2025