

An
Bord
Pleanála

Board Direction
BD-018593-25
ABP-320760-24


The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/01/2025.

The Board decided to refuse permission and retention permission (on a 2:1 vote), generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the existing pattern of development on Fortescue Lane, to the limited capacity of the lane to provide adequate accessibility in terms of private vehicular movements, emergency vehicles and refuse vehicles, the carriageway width below the minimum 4.8m and where safe access and egress for all vehicles and pedestrians has not been demonstrated as an alternative arrangement where the required width cannot be provided, it is considered that the proposed development would be contrary to the provisions and objectives of the Dublin City Development Plan 2022-2028, specifically Section 4.3.8 of Appendix 5, in terms of the width of the laneway and given that safe access and egress for all vehicles and pedestrians must be demonstrated. The proposed development would set an undesirable precedent and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Patricia Calleary

Date: 08/01/2025