

An  
Bord  
Pleanála

**Board Direction**  
**BD-019120-25**  
**ABP-320991-24**

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, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

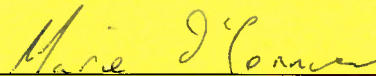
### **Reasons and Considerations**

Having regard to Section 12.4.8.2 and Section 12.4.8.4 of the Dun Laoghaire-Rathdown County Development Plan 2022 -2028 which seeks to preserve pedestrian entrances in areas where they are prominent and to resist new or widened vehicular entrances particularly in circumstances where parking can be provided to the rear of properties, it is considered that the proposed vehicular access and car parking area would seriously detract from the character and setting of the streetscape of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

It is considered that the proposed development would endanger public safety by reason of traffic hazard due to its proximity to the junction between Marine Court and Albert Road Lower and the resulting associated conflict with traffic movements

in the vicinity of the junction. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Marie O'Connor

**Date:** 06/03/2025