



An
Bord
Pleanála

Board Direction
BD-018975-25
ABP-321037-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/02/2025.

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 sections 15.13.3 and 15.13.4 of the Dublin City Development Plan 2022-2028 and the limited detail in relation to the proposed boundary treatments and separation distances to adjoining residential developments it is considered that there was a lack of clarity as regards the potential for overlooking of the private open space of the adjoining properties, thereby potentially causing injury to their residential amenity. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept Reason 2 of the Inspectors Recommendation, the Board noted the report of the planning authority and considered that the Gate Lodge, which is listed on the NIAH Register, is not included on the Record of Protected Structures, has been subject to interventions and as such the Board considered that the

proximity of the proposed development to the existing structure would not of itself warrant a refusal.

Board Member


Marie O'Connor

Date: 20/02/2025