

An  
Bord  
Pleanála

## Board Direction

BD-019750-25

ABP-321609-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/05/2025.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below that the planning authority be directed, as follows:

Attach condition number 3

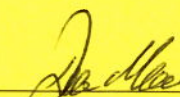
### Reasons and Considerations

Having regard to the Old Navan Road's allocation as a shared cycle street in the approved Blanchardstown to City Centre Core Bus Corridor which will connect to the Active Travel Network alongside the Bus Corridor and future Royal Canal Greenway, the Board agrees with the planning authority that limiting unnecessary vehicular accesses to the road is appropriate when no clear need is established. The Board is not satisfied that retention of the access is the only means by which trees on the adjacent land could be maintained, meaning that no clear need has been established for the rear access. The Board also noted that the previously permitted application on the subject site, ref. FW13A/0033, stated at Condition 2 (ii) that "No vehicular access/egress to or from the rear of the property off the Old Navan Road shall be permitted", with the reasoning behind this condition being "In the interest of traffic safety".

It is considered that rear access to the site would cause significant impact to the residential amenity of the site, present as a traffic hazard to pedestrians, cyclists and vehicles attending the nearby playing fields, and to permit this element would also give rise to an unacceptable precedent.

In not agreeing with the Inspector's recommendation to permit retention of the rear access, the Board did not share the view that rear access was required by the applicants to facilitate maintenance of tall trees on neighbouring lands that are not in their ownership.

**Board Member:**

  
Declan Moore

**Date:** 26/05/2025