



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 3043/19

APPEAL by Patrick Garvey care of Brock McClure of 63 York Road, Dún Laoghaire, County Dublin against the decision made on the 12th day of July, 2019 by Dublin City Council to refuse permission.

Proposed Development: Change of use from light industrial to residential of an existing single storey building of 133 square metres, including minor works to the existing building and all associated site works at 1A Ormond Road, Rathmines, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

The lane which is to serve as a vehicular access to the site, is substandard in terms of width and alignment and would, therefore, be contrary to the provisions of the Dublin City Development Plan 2016-2022 in relation to mews laneways, which provisions are considered to be reasonable. The proposed development, by itself or by the precedent which the grant of permission for it would set for other relevant development, would endanger public safety by reason of traffic hazard and obstruction of road users and would, therefore, be contrary to the proper planning and sustainable development of the area.

Michelle Fagan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019.