



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 2273/20

APPEAL by Pat and Susan McNamara care of David Moran Architects of 118 Home Farm Road, Drumcondra, Dublin against the decision made on the 28th day of April, 2020 by Dublin City Council to refuse permission to.

Proposed Development: Development comprising three number adjoining three bedroom two-storey houses with associated shared surface parking with alterations to existing house comprising the demolition of part to provide access to proposed houses and shared parking with existing house. Proposal includes for SuDS drainage, landscaping and boundary treatment required to facilitate the development, all at 52 Copeland Grove, 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

Having regard to the restricted site access arrangements, which require the use of a pedestrian laneway which is a public right-of-way to facilitate vehicular movements, it is considered that the proposed development represents an inappropriate form of development, which would create an unacceptable conflict between vehicular traffic and pedestrian users, and would endanger public safety by reason of traffic hazard. The proposed development would be contrary to Section 16.10.9 of the Dublin City Development Plan 2016-2022 regarding the development of corner/side garden sites, with respect to site access 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 2020