



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2864/20

APPEAL by Jean Kavanagh of 19 Fassagh Avenue, Cabra, Dublin against the decision made on the 7th day of August, 2020 by Dublin City Council to refuse permission to Jean Kavanagh.

Proposed Development Widening of existing vehicular access, new pillar and associated site works to front, all at 19 Faussagh Avenue, Cabra, 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 proposed development, comprising a vehicular entrance of five metres in width, would exceed the maximum permissible width of 3.6 metres, as set out in Appendix 5 of the Dublin City Development Plan 2016 - 2022. It is considered that the proposed development would be contrary to Development Plan standards, would set a precedent for similar development in the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2020.