



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1635/20

APPEAL by Sophia Pearson care of HH Draughting Limited of 118 Meadow Grove, Dundrum, Dublin against the decision made on the 11th day of November, 2020 by Dublin City Council to refuse permission.

Proposed Development: The construction of a new vehicular entrance for vehicular access to front garden, landscaping and all ancillary site works at 37, Faussagh Avenue, Cabra West, 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 new vehicular entrance and proposed dish kerb would require the removal of an existing bus stop serving Faussagh Avenue and would also impact on the Kassel kerb currently in place which provides improved access to buses for people with mobility impairments and/or disabilities. The relocation of same bus stop and Kassel kerbing is not considered feasible. Therefore, safe access and egress cannot be achieved due to the conflict with the existing bus stop. The proposed development would, therefore, conflict with Policy MT23 and Appendix 5 of the Dublin City Development Plan 2016-2022. The proposed development 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 2021