



Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 3607/20

APPEAL by Garrett Connolly, Christine Lowry, Roger Cagney and Diane Ward care of Marston Planning Consultancy of 23 Grange Park, Foxrock. Dublin against the decision made on the 21st day of October, 2021 by Dublin City Council to refuse permission.

Proposed Development: Demolition of existing outbuildings and amendments to boundary walls within the relevant site area, and construction of two number two-storey over part-basement semi-detached dwellings with front terrace on both dwellings at first floor level from living rooms, off-street parking, vehicular/pedestrian access from rear laneway and all associated site works at a site at the rear of numbers 5 and 6 Castle Avenue, Clontarf, Dublin (both protected structures), and fronting to existing unnamed vehicular access laneway to the rear of the properties.

Decision

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

Reasons and Considerations

Having regard to the existing restricted width of the laneway and access point onto Clontarf Road, it is considered that the proposed development would give rise to pedestrian and vehicular conflict thereby endangering public safety by reason of traffic hazard, would be contrary to Section 16.10.16(I) of the current Dublin City Development Plan which requires that potential mews laneways have a minimum carriageway of 4.8 metres in width, and would set an undesirable precedent for further mews development along the lane. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Patricia Calleary

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Member of An Bord Pleanála

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

Dated this *26th* day of *August* 2022.