



An
Bord
Pleanála

**Board Order
ABP-313581-22**

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3384/22

Appeal by Anna O'Brien care of Matt Barnes Architect of Coolamber, Stocking Lane, Ballyboden, Dublin against the decision made on the 22nd day of April, 2022 by Dublin City Council to refuse permission.

Proposed Development: Retention for vehicular access to the front (widening and creation of). The vehicular access measures approximately 5.3 metres in width at 66 Lally Road, Ballyfermot, Dublin.

Decision

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

Reasons and Considerations

The loss of an existing semi-mature street tree at this location would have a negative impact on the greening and visual amenity of this residential street and would be contrary to the zoning objective, as set out in the Dublin City Development Plan 2022-2028 which seeks 'to protect, provide and improve residential amenities'. The development proposed to be retained would also be contrary to aims and objectives of Section 15.6.9 of the Dublin City Development Plan 2022-2028 and the Dublin Tree Strategy. In addition, the width of the proposed entrance exceeds the standards set out in Appendix 5 of the Dublin City Development Plan 2022-2028. It is considered that the development proposed to be retained would set an undesirable precedent for further similar developments in the vicinity and would be contrary to the proper planning and sustainable development of the area.



Mary Henchy

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

Dated this 28 day of June 2023