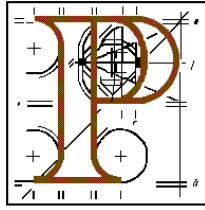


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2014

Fingal County

Planning Register Reference Number: F14A/0283

An Bord Pleanála Reference Number: PL 06F.243944

APPEAL by Seamus Cannon care of Terry and O'Flanagan of F1, Centrepoint Business Park, Oak Road, Dublin against the decision made on the 5th day of September, 2014 by Fingal County Council to refuse permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention of existing as constructed front boundary wall (height circa 2.05 metres) and access position at Clifden (number 7B), Strand Road, Portmarnock, County Dublin.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the condition 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 nature and scale of the development to be retained and to the pattern of development in the area, it is considered that, subject to compliance with the condition set out below, the development to be retained would not detract from the visual or residential amenities of the area and would be acceptable in terms of traffic safety and convenience. The development to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the wall to be retained was generally in keeping with the visual pattern of boundaries in the area and given the history of tall hedging along the roadside of the subject property, the wall to be retained would not present an unacceptable level of hazard to motorists or pedestrians in the vicinity.

CONDITION

The development shall be retained in accordance with the plans and particulars lodged with the application.

Reason: In the interest of clarity.

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

Dated this day of 2015.