

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2014

Dublin City

Planning Register Reference Number: 2231/15

An Bord Pleanála Reference Number: PL 29S.244834

APPEAL by Maria and Brian McHugh of 43 Mornington Road, Ranelagh, Dublin against the decision made on the 8th day of April, 2015 by Dublin City Council to grant subject to conditions a permission to Paul McGarry and Olga Bogdan of 10 Ashfield Road, Ranelagh, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention of the widening by approximately two metres of the existing means of access located at the rear boundary of 10 Ashfield Road and which continues to facilitate access from the private open space to the rear of 10 Ashfield Road to Mornington Road, at 10 Ashfield Road, Ranelagh, 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 conditions 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 pattern of development in the area and to the minor nature of the works, it is considered that, the proposed development to be retained, subject to compliance with the conditions set out below, would 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 notwithstanding the width of the proposed development to be retained, it did not have such a significant impact on the residential or visual amenities of the Residential Conservation area as to warrant a refusal in this instance.

CONDITIONS

1. The development shall retained and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The developer shall comply fully with the requirements of the planning authority in respect of dished entrance, vehicular entrance, access/egress and drainage works in relation to the proposed development.

Reason: To ensure an adequate standard of development.

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

Dated this day of 2015.