



An
Bord
Pleanála

Board Direction
BD-005274-20
ABP-305559-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/03/2020.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Amend condition number 4 as follows:

- 4(a) The new vehicle entrance shall be 2.6m wide and shall not have outward opening gates. The reduction in width shall be inward of the proposed southern gate pillar. A maximum of 2 no. car parking spaces shall be provided on site, with the remainder of the front garden being permanently retained in soft landscaping / planting. The new gate pillars and any proposed gates shall be similar to the existing front boundary treatments.
- (b) The developer shall ensure that the existing tree on the public footpath is not impacted by the creation of the vehicle entrance, and this tree shall not be removed in any circumstance. During the period of construction, the tree shall be protected in accordance with British Standard 5837 (2012).
- (c) Prior to the commencement of development, the developer shall consult with the relevant Authority in respect of the existing utility pole.

Reason : In the interests of amenity.

Reasons and Considerations

Having regard to the pattern of development in the area, and to the planning history including that relating to the adjoining property at No. 33 Haddon Road, it is considered that the omission of a vehicle entrance, as required by Condition No. 4 is unwarranted, and that the proposed reduced width entrance, as submitted with appeal, would be acceptable subject to the retention of the remainder of the front garden and the protection of the street tree.

Board Member:

Date: 02/03/2020

John Connolly