



An
Bord
Pleanála

Board Direction
BD-006348-20
ABP-307028-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/08/2020.

The Board decided to consider this appeal de-novo and to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the site's location on serviced urban lands and the policy and objective provisions in the Dun Laoghaire Rathdown County Development Plan 2016-2022 in respect of residential development, the nature, scale and design of the widened vehicular gate, front wall and side fence to driveway to the pattern of existing and permitted development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would be acceptable in terms of traffic and pedestrian safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area

Conditions

1. The development shall be retained 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 electrically operated gate shall be omitted and replaced with a manual operating gate. No gates shall open across a public footpath. Details shall be agreed in writing with the planning authority and works completed within 6 months from the date of this decision.

Reason: To ensure visibility and to avoid traffic hazards for pedestrians and vehicles.

Board Member

Date: 28/08/2020

Michelle Fagan