

An
Bord
Pleanála

Board Direction
BD-013096-23
ABP-316182-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/08/2023.

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, that the planning authority be directed to AMEND Condition number 2 as follows:

The applicant shall comply with the following roads and traffic requirement.

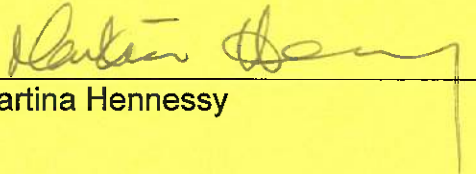
- a) Within 6 months of the date of the decision the existing low wall and pier shall be reconstructed on the southeast side of the entrance to provide a vehicular entrance with a maximum width of 3m. The vehicular entrance shall not have an outward opening gate.
- b) Footpath and kerb shall be dished and entrance provided to the requirements of the Area Engineer, Roads Maintenance Division.
- c) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development shall be at the expense of the developer.
- d) The developer shall be obliged to comply with the requirements set out in the code of practice.

Reason: In the interests of pedestrian and vehicular safety.

Reasons and Considerations

Having regard to the residential conservation zoning for the area set out in the Dublin City Development Plan 2022 – 2028, the pattern of front garden access arrangements in the area and the necessity to avoid traffic hazard it is considered that the amended condition number 2 set out below would allow a reasonable level of vehicular manoeuvrability between the public road and the on-site car parking space consistent with the development standards of the planning authority and the protection of pedestrian and traffic safety.

Board Member:


Martina Hennessy

Date: 01/08/2023