

An  
Bord  
Pleanála

**Board Direction**  
**BD-015797-24**  
**ABP-317469-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/03/2024.

The Board decided to grant retention for the gated laneway and access gates and permission for installation of support pillars and minor alterations to boundary walls generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

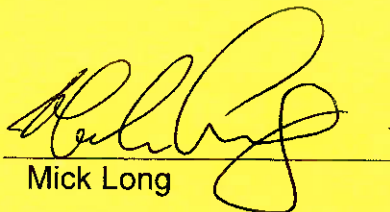
It is considered that the proposed retention of a service laneway for rear access to existing dwellings at Lock House View, subject to compliance with the conditions set out below, will improve the residential amenities of the properties accessing the laneway and obviate the need to cross multiple adjoining gardens to gain access. The control of access to the laneway via gateways will ensure the security of the laneway and of all properties which bound it. The proposed retention of the development would therefore be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

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| 1. | The development shall be carried out 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 |
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	<p>planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>The laneway shall be used as an access to the rear of the dwellings at 1-13 Lock House View for the owners and residents of the dwellings, and other parties by agreement of the owners/residents only and for no other purpose. It shall be secured against general public access. No change in the management of access arrangements from that specified in this planning permission shall occur, without the prior written agreement of the Planning Authority.</p> <p><b>Reason:</b> In the interests of orderly development.</p>
3.	<p>Within three months of the date of this order the applicant shall provide a drop kerb on the existing footpath adjacent to the access gates to accommodate vehicular access to the laneway.</p> <p>No surface water shall be allowed to discharge onto the existing roads/footpaths or adjoining private dwellings from the development. Surface water shall be accommodated by soakaways where required within the site. Soakaways are to be designed, installed and maintained in accordance with BRE Digest 365.</p> <p><b>Reason:</b> In the interests of orderly development.</p>

Board Member

  
 Mick Long

Date: 11/03/2024