



An
Bord
Pleanála

Board Direction
BD-018295-24
ABP-319399-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/11/2024.

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, as follows:

Attach condition number 4 and condition number 5, as follows:

4. *The developer shall comply with the following requirements of the Transportation Planning Division of Dublin City Council:*
 - a) *The vehicular access shall have a maximum width of 3m. Within 6 months of the date of the decision, the eastern pillar of the vehicular entrance shall be reconstructed to provide a vehicular/pedestrian entrance no greater than 3 metres. No gates shall open outwards across the public footpath.*
 - b) *Footpath and kerb to be dished and amended 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.*

Reason: In the interests of pedestrian and traffic safety.

5. *The developer shall comply with the following requirements of the Drainage Division of Dublin City Council:*
- a) *The development shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads)*
 - b) *The vehicular access shall have a maximum width of 3m. Within 6 months of the date of the decision, the eastern pillar of the vehicular entrance shall be reconstructed to provide a vehicular/pedestrian entrance no greater than 3 metres. No gates shall open outwards across the public footpath.*
 - c) *Footpath and kerb to be dished and amended entrance provided to the requirements of the Area Engineer, Roads Maintenance Division.*
 - d) *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.*

Reason: To ensure a satisfactory standard of development.

Reasons and Considerations

The Board noted Appendix 5 of the Dublin City Development Plan, 2022 to 2028, which relates to Transport and Mobility: Technical Requirements, and in particular noted Section 4.3.1 of Appendix 5 (Dimensions and Surfacing), that “*for a single residential dwelling, the vehicular opening proposed shall be at least 2.5 metres or at most 3 metres in width*”.

The Board noted that the existing vehicular entrance has a maximum width of 3.15 metres. Whilst noting the opinion of the Inspector that the difference was not of great significance, the Board considered the conditions applied by the planning authority to be appropriate to ensure compliance with the requirements of the development plan, and for proper planning and sustainable development of the area.

Board Member:


MaryRose McGovern

Date: 25/11/2024