

An
Bord
Pleanála

Board Direction
BD-018404-24
ABP-320534-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/12/2024.

The Board decided 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 nature of the proposed development, the provisions of the Dublin City Development Plan 2022 – 2028 and the policies regarding Protected Structures, Entrances and Boundary Treatments, specifically Policy BHA2 (Development of Protected Structures), Appendix 5, Section 4.3 (Parking Cars in Front Gardens), Section 4.3.1 (Dimensions and Surfacing), Section 4.3.5 (Treatment of Front Boundaries) and Section 4.3.7 (Parking in the Curtilage of Protected Structures, Architectural Conservation Areas and Conservation Areas), it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the character or setting of the Protected Structure at 124 Howth Road (R.P.S. No. 3960), would not seriously injure the visual or residential amenity of the area, would not seriously impact on pedestrian safety by reason of a traffic hazard and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 27th day of June 2024, 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. Prior to commencement of development, the developer shall submit the following proposals for the written agreement of the Planning Authority:
 - i. Details/materials of the proposed new boundary wall between the subject site and the property at no.124 Howth Road to the south.
 - ii. Details/materials of the proposed gate, piers and boundary treatment between the subject site and the adjoining development to the east at no.195-238 Ashbrook.

Any development commenced on foot of this grant of planning permission shall comply with these agreed details.

Reason: To protect the character and integrity of the protected structure at 124 Howth Road, Clontarf (R.P.S. No. 3960).

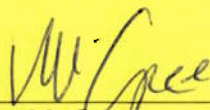
3. The dimensions of the entrance hereby permitted shall be as shown on drawing no.1812A-OMP-00-ZZ-DR-A-1002 dated 27th of June 2024.

Reason: In the interest of traffic and pedestrian safety.

4. All tree protection measures, as detailed at Appendix 2 of the further information submitted to the Planning Authority on the 27th of June 2024, shall be implemented in full for the full duration of construction works carried out on foot of this grant of planning permission.

Reason: To protect trees and planting during the construction period in the interest of visual amenity.

Board Member



Liam McGree

Date: 06/12/2024