

An
Bord
Pleanála

Board Direction
BD-018219-24
ABP-320683-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/11/2024.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

The site is part of the permitted Tallaght/Clondalkin to City Centre Bus Connects Route, cycle pathways provision. Currently there is a pattern of parking of private cars on the public footpath. Notwithstanding the location of the bus stop, it is considered that the provision of in-curtilage car parking represents an improvement in traffic safety, facilitates public transport and improves the convenience of pedestrians.

The proposed development would therefore be in the interest of the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board was satisfied that a suitably designed vehicular entrance and dishing of the public footpath would provide an improved future arrangement that recognises the advent of the cycle link aspect of the Bus Connects project, and traffic and pedestrian safety at this location.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on '28/624' 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 with the agreed particulars.

Reason: In the interest of clarity

2. The applicant shall liaise with the Planning Authority prior to commencement of the proposed development and ensure the proposed works will not impact on the permitted Tallaght/Clondalkin to City Centre BusConnect Core Bus Corridor Scheme Pl. Ref: ABP 316828-23.

Reason: In the interests of traffic safety.

3. The existing gate pier be moved eastwards, any pedestrian gate be omitted, and the vehicular entrance be a maximum width of 3 metres to allow an area of front boundary and garden to be retained. The details of the proposed entrance works shall be agreed in writing with the Planning Authority prior to the commencement of the development.

Reason: In the interests of traffic safety

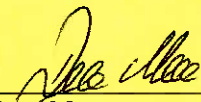
4. A method statement carried out by a suitably qualified person for the dishing of the footpath shall be submitted to the Planning Authority for their written approval prior to commencement of the proposed works.

Reason: In the interests of residential and visual amenity

5. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services and no surface water from the proposed development shall be allowed to discharge onto adjoining properties or the public road.

Reason: In the interest of public health

Board Member



Declan Moore

Date: 15/11/2024