

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 2226/16

An Bord Pleanála Reference Number: PL 29S.246485

APPEAL by Eugene Cleary care of Brian O'Donoghue Architects Limited of 62 Gilford Road, Sandymount, Dublin against the decision made on the 6th day of April, 2016 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Retention of pedestrian ope and timber gate (facing public pavement and road), in rear garden of number 74 The Cloisters, Mount Tallant Avenue, Terenure, Dublin.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the condition set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the existing character and pattern of development in the vicinity of the site, to the residential zoning objective for the area in the Dublin City Development Plan 2011-2017 and to the width and height of the gate together with its location within a recessed section of the rear boundary wall of number 74 The Cloisters, it is considered that, subject to compliance with the condition set out below, the development proposed for retention would not seriously injure the amenities of adjoining or adjacent dwellings or the amenities of the area, would be acceptable in terms of traffic safety and convenience and would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITION

The gate is for pedestrian use only and shall be used solely to serve the dwelling at number 74 The Cloisters.

Reason: In the interests of residential amenity.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.