An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

South Dublin County

Planning Register Reference Number: SD16A/0041

An Bord Pleanála Reference Number: PL 06S.246518

APPEAL by Colm Ó'Cuilleanáin and Martin Ryan care of Brock McClure of 63 York Road, Dun Laoghaire, County Dublin against the decision made on the 6th day of April, 2016 by South Dublin County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Development consisting of the replacement of the existing vehicular entrance and exit point from Long Mile Road with a new access point from Robinhood Park. The works will include the extinguishment of the existing entrance from Long Mile Road. The new entrance will include the provision of a new access point to the property from Robinhood Park to the east. Robinhood Park will be extended to provide a paved vehicular and pedestrian access route to the new entrance. The development will include all associated and ancillary site works on lands all within the control of the applicant, (circa 500 square metres) at Number 1A Robinhood Park, Long Mile Road, Dublin.

DECISION

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to AMEND condition number 2(b) so that it shall be as follows for the reason set out.

Within one month following the construction and commissioning into use of the new vehicular entrance hereby permitted, the existing vehicular entrance onto Longmile Road shall be permanently closed by means of the construction of a concrete block wall in place of the existing vehicular entrance. The new wall shall be plastered and capped to match the design and height of the existing block boundary wall along Longmile Road.

Reason: In the interest of visual amenity.

REASONS AND CONSIDERATIONS

Having regard to the nature of the proposed development it is considered that the requirement of Condition Number 2(b), as imposed by the planning authority, would necessitate the closure of the existing vehicular entrance onto Longmile Road prior to the opening of the proposed replacement vehicular entrance which would be unwarranted in the context of the development being proposed and permitted.

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.

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

Dated this day of 2016.

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