

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 2417/16

An Bord Pleanála Reference Number: PL 29N.246630

APPEAL by Tom and Bernie Grannell care of Peter P. Gillette and Associates of 55 Glencarraig, Sutton, Dublin against the decision made on the 26th day of April, 2016 by Dublin City Council to grant subject to conditions a permission to Errol and Valerie Golding care of David Coffey and Associates of 42 Brookhaven Park, Blanchardstown, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: (1) Retention of existing rear driveway and access onto Grange Park Close from new house number 1A. (2) Permission to re-locate pedestrian entrance to new house number 1A. (3) Permission for single driveway and access from original house including extension of footpath dishing onto Grange Park Green, thereby eliminating shared access and parking as per original grant of planning permission (planning register reference number 2415/13). All at 1 Grange Park Green, (Junction of Grange Park Close) Raheny, 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 conditions 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 established pattern of development in the area, and in particular to the location of the driveway whose retention is proposed in front of the building line established by the houses to the south along Grange Park Close, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development proposed for retention would not seriously injure the character of the area, would not seriously injure the residential amenities of property in the vicinity of the site and would be acceptable in terms of traffic safety and convenience. The proposed development and the development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be carried out, completed and retained in accordance with the plans and particulars lodged with the application, 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. Within two months of the date of this order, the developer shall submit to, and agree in writing with, the planning authority details of the finishes of the walls, fences, gates and piers shown on the plans and drawings submitted with the application, and they shall be erected on the site within six months of the date of this order.

Reason: To protect the character of the area.

3. Within two months of the date of this order, the developer shall submit to, and agree in writing with, the planning authority details of further landscaping of the site which shall provide soft landscaping or planting over 50% of the front garden serving house number 1a and 30% of the front garden serving house number 1. The agreed landscaping shall be carried out on the site within twelve months of the date of this order.

Reason: In the interest of visual amenity.

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

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

Dated this day of 2016.