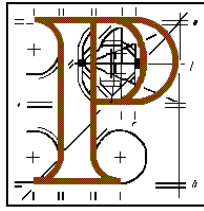


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dublin City**

**Planning Register Reference Number: 2550/16**

An Bord Pleanála Reference Number: 29S.246965

**APPEAL** by Fred Dunn of 14 Wilfield Road, Sandymount, Dublin against the decision made on the 28<sup>th</sup> day of June, 2016 by Dublin City Council to grant subject to conditions a permission to John Mitchell care of Darragh Lynch Architects, Estuary House, New Street, Malahide, County Dublin in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Construction of new vehicular access to the front of the house, together with new gates and driveway and associated works, all at 6 Wilfield Road, Sandymount, Dublin.

## **DECISION**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations 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 Dublin City Development Plan 2016–2022, the planning history of Wilfield Road, and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would comply with the Z1 zoning objective for the site. The proposed vehicular access and off-street car parking space would be acceptable in terms of traffic safety and convenience and would not seriously injure the visual amenities of the area. The proposed development 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 submitted on the 8<sup>th</sup> day of June 2016, 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. The proposed development shall be amended as follows:

A lip shall be placed across the mouth of the driveway.

A revised drawing showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In order to prevent gravel from being dragged onto the public road, in the interest of road safety and visual amenity.

3. The proposed vehicular gates shall incorporate the existing railings within their design and they shall open inwards only.

**Reason:** In the interest of visual amenity and road safety.

4. The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services.

