

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dublin City**

**Planning Register Reference Number: 3043/16**

An Bord Pleanála Reference Number: PL 29S.247163

**APPEAL** by Peter Kelly care of Historic Building Consultants of Old Bawn, Old Connaught, Bray, County Wicklow against the decision made on the 28<sup>th</sup> day of July, 2016 by Dublin City Council to refuse permission in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Retention and completion of an existing vehicular entrance to the western end of the Grosvenor Road elevation at 47 Rathgar Road, Dublin, which is a protected structure, Reference Number 7047 in the Dublin City Development Plan 2011-2017 Record of Protected Structures.

## 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 planning history of the site and to the location of the proposed entrance at a position on the site frontage, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention and completion 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.

## **CONDITIONS**

1. The development shall be retained and completed 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 and the development shall be retained and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The entrance shall be the sole vehicular entrance to serve the existing house. The existing historic entrance on the site frontage at the corner of Rathgar Road and Grosvenor Road shall not be used for vehicular access and shall be pedestrian access only, unless otherwise authorised by a prior grant of planning permission.

**Reason:** In the interest of clarity, orderly development and the proper planning and sustainable development of the area.

3. Prior to recommencement of development, the developer shall submit to, and agree in writing with, the planning authority plans and specification details for the proposed gates to include materials, finishes and colours and method of operation. The gates shall not be outward opening and the height of the proposed gates shall be lower than the gate piers.

**Reason:** In the interest of clarity, convenience and visual amenity.

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

**Dated this            day of            2017.**