

# Board Order PL 29S. 248937

Planning and Development Acts 2000 to 2017 Planning Authority: Dublin City Council

Planning Register Reference Number: 2896/17

**Appeal** by Eilish Coghlan and others of 5 Rathdown Court, Terenure, Dublin against the decision made on the 30<sup>th</sup> day of June, 2017 by Dublin City Council to grant subject to conditions a permission to Karl Leavy and Linda Patton care of Seamus Ruddy of 9 Brighton Avenue, Rathgar, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Vehicular entrance and parking in side garden at 6 Rathdown Court, Corrib Road, 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 site location within an area subject to the zoning objective Z1: To protect, provide for and improve residential amenities in the Dublin City Development Plan 2016-2022, to the position for the proposed vehicular entrance within Rathdown Court, and to the existing pattern and character of the development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not endanger public safety by reason of traffic hazard or obstruction of other road users, would be acceptable in terms of traffic safety and convenience and would not seriously injure the visual or residential 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, except as may otherwise be required in order to comply with the following condition. Where such condition requires 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.

 A drop kerb shall be provided along the entirety of the proposed front entrance in accordance with the requirements of the planning authority at the developer's own expense. Entrance gates shall be inward opening only.

Reason: In the interests of public safety and amenity.

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

Dated this day of 2017