

Board Order PL 06S.248966

Planning and Development Acts 2000 to 2017

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD17A/01143

Appeal by Transway Trailer Limited of Unit 4, Besser Drive, Clondalkin Industrial Estate, Dublin against the decision made on the 5th day of July, 2017 by South Dublin County Council to grant subject to conditions a permission to David Donnelly care of CK Architecture of 12a Kennelsfort Road, Lower, Palmerstown, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: A new vehicular access for Unit 2, boundary fencing and related works at Unit 2 and Unit 3, 6 Besser Drive, Clondalkin, 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 zoning objective of the site and the character of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed new vehicular entrance and boundary treatment would not significantly detract from the character of the area and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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 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.

 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.

3. Prior to the commencement of development, the developer shall submit for the written agreement of the planning authority, a revised site layout plan indicating the removal of the proposed boundary fencing to the rear of Units 2 and 3.

Reason: In the interest of traffic and pedestrian safety.

3. The footpath in front of the proposed new vehicular entrance shall be dished at the road junction in accordance with the requirements of the planning authority and at the developer's own expense.

Reason: In the interest of pedestrian safety.

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

Dated this day of 2017