



Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 3215/17

Appeal by Anne Marie Keeley of 123 Brian Road, Marino, Dublin against the decision made on the 10th day of August, 2017 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Provision of front drive and front vehicular access at 123 Brian Road, Marino, Dublin.

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to **AMEND** condition number 2 so that it shall be as follows for the reason set out.

2. The development hereby approved shall incorporate the following amendments:
 - (a) The vehicle entrance shall be 3.6 metres in width only. The entrance shall incorporate the existing pedestrian entrance into its width and the remainder of the front railings shall be permanently retained.
 - (b) An area of hard surfacing for parking shall be provided no wider than 3.6 metres with the remainder of the front garden being permanently retained in soft landscaping/planting, in particular along the shared boundary with number 121 Brian Road.
 - (c) The entrance gates shall be designed so as not to open outwards

Reason: To protect the existing amenities of this important residential conservation area and to comply with the requirements of Section 16.10.18 of the current Dublin City Development Plan.

Reasons and Considerations

Having regard to the pattern of development in the area and the provisions of the Dublin City Development Plan 2016-2022, and to the limited nature of the subject development, it is considered that the amendment to condition number 2 of this planning permission as set out above is reasonable and appropriate.

In not accepting the Inspectors recommendation to refuse permission, the Board had regard to the existing pattern of development in the vicinity which included a large number of similar vehicle entrances and also noted the report of planning authority's Roads and Traffic Planning Division.

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.

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

Dated this day of 2018