

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dublin City Council

Planning Register Reference Number: 3651/17

An Bord Pleanála Reference Number: ABP-300124-17

Appeal by John and Declan Dunning care of Eamonn Weber of 180 Rathgar Road, Dublin against the decision made on the 9th day of October, 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: Retention of an existing freestanding steel shed for document storage to rear of 416-420 Clonard Road, Kimmage, 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

It is considered that the retention of the shed for the storage of commercial documents, subject to compliance with the conditions set out below, would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health and would generally 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

1. The development for which retention of planning permission is being sought shall be retained 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 the 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. Details of all external finishes associated with the shed for which retention of planning permission is sought shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

3. 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.

4. The shed shall be used for the retention of commercial documents associated with the motor business at numbers 406 and 408 Clonard Road. It shall not be used for the storage of commercial documentation associated with any other business and shall not operate as a storage repository on any other commercial basis other than that associated with the said motor business.

Reason: In order to protect the residential amenities of the area.

5. The use of the structure for the storage of commercial records and documentation shall cease after a period of seven years from the date of this Order unless a further grant of planning permission has been sought and granted prior to this date.

Reason: In the interest of orderly development.

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

Dated this day of 2018.