

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dublin City

Planning Register Reference Number: 3491/17

An Bord Pleanála Reference Number: ABP-300162-17

Appeal by Brian Hogan of 190 Clontarf Road, Dublin against the decision made on the 27th day of October, 2017 by Dublin City Council to grant subject to conditions a permission to Brian Connolly care of Ryan and Lamb Architects of The Village Centre, 165-169 Howth Road, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention planning permission for the erection of two lockable galvanised steel gates to the lane entrance for security and access purposes at the rear access lane off Churchgate Avenue, Clontarf, Dublin behind 2, 2A, 4 and 4B Vernon Avenue.

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 nature, scale and location of the development proposed for retention, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of property in the vicinity, would be consistent with the zoning objective pertaining to the site, Z2 'to protect and/or improve amenities of residential conservation areas', and 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 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.

2. Within eight weeks of any final grant of planning permission, the developer shall submit details for the written agreement of the planning authority showing the gate support not physically bolted or fixed into number 191 Clontarf Road or written consent from the third party owner allowing fixings into their site. The gate support may be provided by supplementary bracing support as required behind the gateway.

Reason: In the interests of orderly development.

3. This planning permission is granted for a limited period of two years from the date of this grant at which date the permission shall cease and the structure(s) shall be removed and the land returned to its former state unless a further permission has been granted before the expiry of that date.

Reason: In the interests of the proper planning and sustainable development of the area, and so that the effect of the development may be reviewed having regard to the circumstances then prevailing.

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

Dated this day of 2018.