



Planning and Development Acts 2000 to 2019

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D19A/0168

Appeal by Dolores Neville and Others of 14 Emmet Square, Blackrock, County Dublin and by Pearl Flynn of 19 Emmet Square, Blackrock, County Dublin against the decision made on the 3rd day of May, 2019 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Lisa Dolan care of JE Architecture of Park House, Ballisk Court, Donabate, County Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention of an access gate to rear of existing boundary at 17 Rock Road, Blackrock, County 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 residential zoning of the site, and the surrounding pattern of development, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the residential or visual amenities of property in the vicinity, would be acceptable in terms of pedestrian safety and would, therefore, not be contrary to the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, 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.

Reason: In the interest of clarity.

2. Within three months of the date of this Order, the following works shall be carried out and completed to the written satisfaction of the planning authority:

- (a) All damaged brickwork to either side of the access gate, in addition to that within the step formed onto the public footpath, shall be repaired/replaced and repointed/jointed, so that its appearance is the same as the surrounding brickwork.
- (b) The timber gate and its supporting structure shall be painted in a colour acceptable to the planning authority.

Reason: In the interests of visual and residential amenity.

3. The access gate to be retained shall be so fixed that it is capable of being only opened inwards into the courtyard of number 17 Rock Road and not open across the public footpath within Emmet Square.

Reason: In the interest of pedestrian safety.

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

Dated this day of 2019.