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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4421/19.**

**Appeal** by Triona Calis care of Killian O'Driscoll of 42 Saint Domhnach's Well, Sutton, Dublin against the decision made on the 10<sup>th</sup> day of January, 2020 by Dublin City Council to refuse permission for the proposed development.

**Proposed Development:** Widening of pedestrian entrance to create a new entrance for vehicular access to the front of property with kerb dishing to provide for off street parking at 2 Saint Aidan's Park, Marino, 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 provisions of the Dublin City Development Plan 2016-2022, the existing pattern of development in the area, and to the limited nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure or detract from the amenities of this conservation area or of property in the vicinity. The proposed development 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. The proposed development shall be amended as follows:
- (a) The vehicle entrance shall be 2.6 metres in width only. The existing pedestrian entrance shall be retained 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 three by five metres with the remainder of the front garden being permanently retained in soft landscaping/planting.
  - (c) There shall be no outward or inward opening gates.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**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 Dublin City Development Plan 2016-2022.

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

**Dated this            day of            2020.**