



Planning and Development Acts 2000 to 2019

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD19B/0480

Appeal by Bancroft Residents Association care of Jim O'Connor of 51 Bancroft Park, Tallaght, Dublin against the decision made on the 18th day of February, 2020 by South Dublin County Council to grant subject to conditions a permission to Racheal Daniel care of Jason Walsh Architectural and Engineering Services of 81 Ard Mor Drive, Tallaght, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Dishing of public footpath, verge and kerb and retention of widening of vehicular entrance and all associated site works at 44 Bancroft Park, Tallaght, 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 location of the site on residentially zoned lands and the scale, layout and design of the proposed development to be retained, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would be acceptable in terms of pedestrian and 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 to be retained and proposed 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 and carried out within 12 months from the date of this Order:
- (a) The vehicular entrance shall be reduced in width to 3.5 metres. The eastern most pillar shall be moved by 2.2 metres to the west and be no more than 3.5 metres from the existing western pillar.
 - (b) The boundary wall at vehicle access points shall be a maximum of 0.9 metre high, with boundary pillars no more than 1.2 metres high.

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

Reason: In the interests of pedestrian and traffic safety and to protect the residential amenity of adjacent properties.

Dave Walsh

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

Dated this day of 2020.