



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2444/20

Appeal by Joseph Donohue of 83 Saint Assam's Avenue, Raheny, Dublin against the decision made on the 29th day of June, 2020 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Proposed alterations to front garden of dwelling. Works involve proposed widened of existing vehicular entrance with gate post reinstated to match existing at 83 St Assam's Avenue, Raheny, Dublin.

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to ATTACH condition number 3 and the reasons therefor.

Reasons and Considerations

Having regard to the location and nature of the proposed development, the residential amenity and streetscape character of the area, it is considered that the proposed entrance width of 3.45 metres is excessive, and that a width of 3.00 metres is acceptable in terms of pedestrian and traffic safety, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In not agreeing with the Inspector, the Board had regard to the report of the planning authority, and to the drawings submitted which included a swept path diagram, and considered that it has not been demonstrated that 3.45 metres is necessary to allow car access in this residential area.

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.

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

Dated this day of 2020.