



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1235/20

APPEAL by David and Jessica McGuinness of 89 Drumcondra Road Upper, Drumcondra, Dublin against the decision made on the 17th day of July, 2020 by Dublin City Council to refuse permission.

Proposed Development: Retention of the widening of existing vehicular entrance onto Drumcondra Road Upper, alterations to existing front boundary and all associated site works necessary to facilitate the development, all at 89 Drumcondra Road Upper, Drumcondra, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations 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

The development to be retained, comprising a vehicular entrance of 5.9 metres in width, exceeds the maximum permissible width of 3.6 metres set out in Appendix 5 of the Dublin City Development 2016-2022. The development to be retained would, therefore, be contrary to development plan standards and would set a precedent for similar development in the area, which would be contrary to the proper planning and sustainable development of the area.

Terry Ó Niadh

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2020.