



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2735/20

APPEAL by Colm Ó Conghaile care of Thomas Good of 'Alma', 387 Navan Road, Ashtown, Dublin against the decision made on the 17th day of July, 2020 by Dublin City Council to refuse a permission.

Proposed Development: To widen existing pedestrian entrance to create a vehicular access driveway, works to include the removal of an existing tree on grass verge to front of house at 21 Kinvara Drive, off Navan Road, 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 proposed development would require the removal of a mature tree on Kinvara Drive in front of the subject site. It is considered that the loss of the tree to the street is not justified, given the lack of parking restrictions on the street and having regard to the principle set out at Section 3.3.3 of the Dublin City Tree Strategy 2016-2020 which states that entrances should be designed to avoid conflict with street trees. The proposed development would be contrary to the relevant provisions of the Dublin City Development Plan 2016-2022, including Section 16.3.3 (which states that the Dublin City Tree Strategy is a material consideration in the determination of planning applications) and Policy GI28 (which supports the implementation of the Dublin City Tree Strategy). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2020