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**Planning and Development Acts 2000 to 2020**

**Planning Authority: South Dublin County Council**

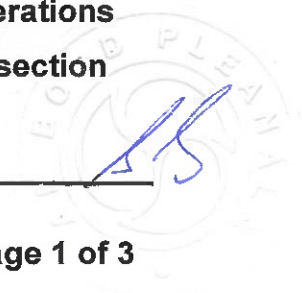
**Planning Register Reference Number: SD20A/0198**

**Appeal** by Niall Broderick and Julie Broderick care of Ryan W. Kennihan Architects of 30 Mountjoy Square, Dublin against the decision made on the 27<sup>th</sup> day of November, 2020 by South Dublin County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Demolition of an existing rear boundary wall onto 'Manor Avenue' and the construction of a new detached, two storey four bedroom dwelling, along with pedestrian and vehicular entrance with two off-street car parking spaces with access via 'Manor Avenue' and associated hard and soft landscaping at 12 College Drive, Terenure, Dublin.

**Decision**

Having regard to the nature of the conditions 1 and 4 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

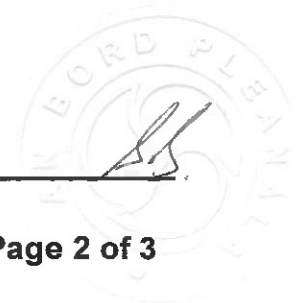


**139 of the Planning and Development Act, 2000 to AMEND conditions numbers 1 and 4 so that they shall be as follows for the reasons set out.**

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.

4. Revised drawings shall be submitted to the planning authority that show improvements to Manor Avenue and the junction with Wainsfort Grove.
  - (a) The improvements shall include designs for junctions, sight distances, shared surfaces, footpaths and kerbs, if required, and all in accordance with the detailed requirements of the planning authority for such works, and shall comply in all respects with the provisions of the Design Manual for Urban Roads and Streets and the National Cycle Manual.
  - (b) Prior to commencement of development, the applicant shall submit and agree in writing a public lighting scheme with South Dublin County Council Lighting Department for the length of Manor Avenue.



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:** In the interest of pedestrian and traffic safety, and in order to comply with national policy in this regard.

## Reasons and Considerations

Having regard to the nature, extent and design of the development proposed, to the general character and pattern of development in the area and to the provisions of the South Dublin County Development Plan 2016-2022, it is considered that, subject to compliance with the conditions set out, the proposed development would not seriously injure the visual or residential amenities of property in the vicinity and would not be out of character with the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the 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.

  
Stephen Bohan

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

Dated this 25<sup>th</sup> day of May 2021

