

An
Bord
Pleanála

Board Order
ABP-309559-21

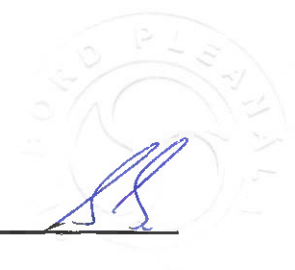
Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 3842/20

Appeal by Henrietta Durville and others care of 123 Furry Park Road, Killester, Dublin against the decision made on the 3rd day of February, 2021 by Dublin City Council to grant subject to conditions a permission to Matt and Maureen Hedigan care of Stephen O'Shea Architects of 14 Bayside Square South, Sutton, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of pedestrian gate to the rear giving access to the public laneway to the rear of numbers 113-127 Furry Park Road, number 259A Howth Road and numbers 47-49 Furry Park Court. All at number 49 Furry Park Court, Howth Road, Killester, 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

The development proposed for retention would be in keeping with the zoning objective Z1 'to protect, provide and improve residential amenities' that applies to the area under the Dublin City Development Plan 2016-2022. The development proposed for retention would contribute to the pedestrian permeability of the area and support travel by sustainable modes. It is considered that, subject to compliance with the conditions set out below, the development proposed for retention would not seriously injure the amenities of adjoining or adjacent dwellings or the amenities of the area, would be acceptable in terms of traffic safety and convenience and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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.



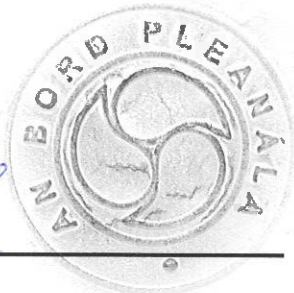
Reason: In the interest of clarity.

2. The gate is for pedestrian use only and shall be used solely to serve the dwelling at number 49 Furry Park Court.

Reason: In the interest of residential amenity.

3. Drainage arrangements, and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

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

Dated this *19th* day of *August* 2021.