

An  
Bord  
Pleanála

Board Order  
ABP-309639-21

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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3990/20**

**Appeal** by Brian Hogan of 190 Clontarf Road, Dublin against the decision made on the 23<sup>rd</sup> day of February, 2021 by Dublin City Council to grant subject to conditions a permission to Brian Connolly care of Ryan and Lamb Architects of 41 Baggot Street Lower, Dublin in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Development consisting of the retention of existing lockable galvanised steel gates to the lane entrance for security and access purposes, previously granted permission for two years under planning register reference number 3491/17, at rear access lane off Churchgate Avenue, Clontarf, behind 2, 2A, 4 and 4A, Vernon Avenue, 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.

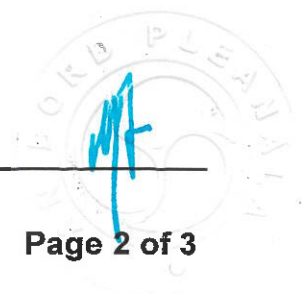
## **Reasons and Considerations**

Having regard to the pattern and character of development in the area, the design and scale of the development proposed to be retained, and the provisions of the Dublin City Council Development Plan 2016-2022, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the visual amenities of the area or the residential amenity of surrounding properties, and would be acceptable in terms of traffic safety and convenience. The development proposed to be retained 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. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be carried out and retained in accordance with the agreed particulars.

**Reason:** In the interest of clarity



2. Within eight weeks of the date of this order, the developer shall submit to, and agree in writing with, to the planning authority details showing the gate support not physically bolted or fixed into number 191 Clontarf Road, or written consent from the third-party owner allowing fixings into their site. The gate support may be provided by supplementary bracing support as required behind the gateway.

**Reason:** In the interest of orderly development.

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



Dated this 14<sup>th</sup> day of June 2021.