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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1118/21**

**Appeal** by Donal McGrath care of MARA Architects of 51 Clontarf Road, Dublin against the decision made on the 8<sup>th</sup> day of April, 2021 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Alterations to the front boundary to widen existing vehicular access to 3.6 metres, and all associated site works at 60, The Park, Beaumont Woods, Dublin.

**Decision**

Having regard to the nature of the condition 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 REMOVE condition number 6(a) and the reason therefor.

## Reasons and Considerations

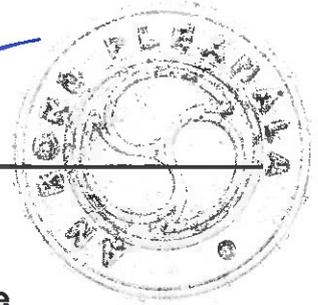
Having regard to the residential zoning objective for the area and to the pattern of development in the area, including the location relative to the road network and the height of the front boundary wall, it is considered that the omission of condition number 6(a) would be acceptable in terms of pedestrian and traffic safety and would not seriously injure the visual amenities of the area or the amenities of property in the vicinity. 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.

  
Paul Hyde

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



Dated this 29<sup>th</sup> day of June 2021