

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2204/21

Appeal by Edward O'Shaughnessy care of Philip Boyd of 12 Windsor Villas, Fairview, Dublin against the decision made on the 7th 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: The development will consist of (i) relocating and widening the existing vehicular opening at the front of the house with access from Clontarf Road, (ii) creating a new paved gated pedestrian entrance and (iii) all associated site and drainage works, all at 257 Clontarf Road, Clontarf, Dublin.

Decision

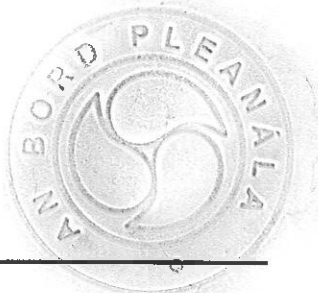
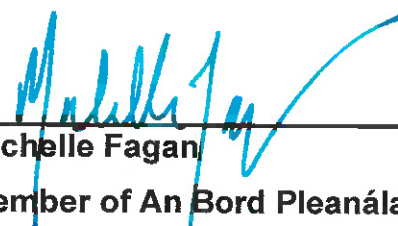
Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to ATTACH condition number 6 (a) and the reason therefor.

Reasons and Considerations

It is considered that the retention of condition number 6 (a) would result in the maintenance of on-street parking in an area where the provision of such parking would benefit housing in the vicinity where no off-street parking is available. Furthermore, condition number 6 (a) would also comply with Dublin City Council's guidance on parking in front gardens in that vehicular entrances serving residential dwellings should be at least 2.5 metres but no more than 3.6 metres in width and that narrower widths are generally more desirable.

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.



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

Dated this 24th day of June 2021.