

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 3307/21

APPEAL by Denis Finn care of Armstrong Fenton Associates of 13 The Seapoint Building, 44-45 Clontarf Road, Dublin against the decision made on the 1st day of October, 2021 by Dublin City Council to refuse permission.

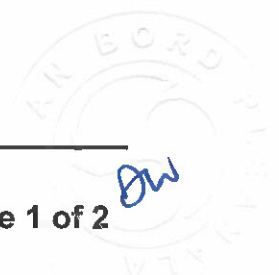
Proposed Development: A new vehicular access from Vergemount Park at Ashleigh, 2 Vergemount, Clonskeagh, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations 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.



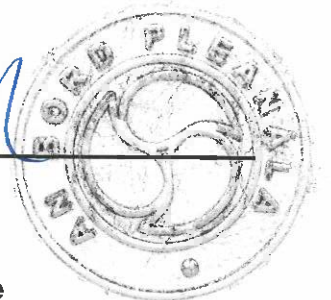
Reasons and Considerations

Having regard to the existence of a vehicular entrance within the current site, notwithstanding proposals to re-develop part of the site which does not have permission, the proposed additional vehicular entrance to this site would require the removal of one mature Birch tree and potentially conflict with the tree root zone of another mature Birch tree on Vergemount Park. Section 3.3.3 of the Dublin City Tree Strategy 2016-2020 states that entrances should be designed to avoid conflict with street trees. The proposed development would, therefore, be contrary to Section 16.3.3 of the Dublin City Development Plan 2016 - 2022 (which states that the Dublin City Tree Strategy is a material consideration in the determination of planning applications) and Policy GI28 (which supports the implementation of the Dublin City Tree Strategy). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Dave Walsh

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



Dated this 4th day of March 2022