



**An
Bord
Pleanála**

**Board Order
ABP-313446-22**

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1083/22

Appeal by Aoife Concannon of 22 Anner Road, Inchicore, Dublin against the decision made on the 31st day of March, 2022 by Dublin City Council to refuse permission.

Proposed Development: Retention of a car parking space and vehicular access from the road at 22 Anner Road, Inchicore, Dublin.

Decision

GRANT permission for the above development based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the zoning objectives for the area and the pattern of development in the vicinity, and the plans and particulars submitted with the appeal, including the report submitted by the arborist, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience and public health. 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 and completed in accordance with the plans and particulars lodged with the planning application and the appeal, 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 retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) The vehicular entrance shall be a maximum of 3.0 metres in width and shall not have outward opening gates.
- (b) The footpath and kerb shall be dished, and a revised entrance shall be provided to the requirements of the planning authority. The dishing shall be a maximum of 3.0 metres in width and shall be located away from the existing street tree, in as far as possible.
- (c) All costs incurred by the planning authority, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.

Reason: In order to ensure a satisfactory standard of development.

3. (a) All works shall be carried out under the supervision of a specialist arborist in a manner that shall ensure that all major roots of the tree are protected, and branches retained.
- (b) No further works shall take place on site until a construction management plan specifying measures to be taken for the protection and retention of the street tree, together with proposals to prevent compaction of the ground over the roots of the tree, have been submitted to, and agreed in writing with, the planning authority. Any excavation within the tree protection area shall be carried out using non-mechanised hand tools only.

Reason: To ensure that the street tree is not damaged or otherwise adversely affected by building operations.

4. Site development and construction works shall be carried out in such a manner as to ensure that the adjoining roads are kept clear of debris, soil and other material, and cleaning works shall be carried out on the adjoining public roads by the developer and at the developer's expense on a daily basis.

Reason: To protect the residential amenities of property in the vicinity.

5. Drainage arrangements, including the attenuation 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 and surface water management.



Mary Cregg

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



Dated this 3rd day of July 2023.