



An
Bord
Pleanála

Board Order
ABP-313447-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1094/22

Appeal by Robert Parkinson of 1 Madden Road, Dublin against the decision made on the 1st day of April, 2022 by Dublin City Council to grant subject to conditions a permission to Ciaran Mulqueen care of Colin Kirwan of 19 Donnybrook Manor, Donnybrook, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Widening of existing vehicular access and entrance to the front of the property and the proposed construction of a front wall and sliding entrance gate to the front of the property. The proposal also includes ancillary site works, including proposed dish to the footpath to the front to accommodate the proposed vehicular access and entrance to the front and the proposed site works to accommodate parking to the front of the property within the site, all at 37 Oscar Square, Saint Catherine's, Dublin.

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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.

Reasons and Considerations

Having regard to the provisions of the current Dublin City Development Plan, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or the residential amenities of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed 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 prior to commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.



2. The proposed development shall be amended as follows:

The existing southern pillar shall be retained and relocated or replicated so that the site entrance shall be a maximum of three metres and the remaining existing railing and plinth wall between the relocated/replicated pillar and the southern boundary of the site adjoining number 38 shall be retained. The existing northern pillar adjoining the boundary with number 36 shall be retained.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In order to comply with Appendix 5 of the Dublin City Development Plan 2022-2028 and in accordance with the Z2 zoning objective pertaining to the site.

3. The public footpath shall be dished to correspond to the widened entrance and in accordance with the requirements of the planning authority.

Reason: In the interest of pedestrian safety.



4. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

Una Crosse

Una Crosse

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this

28th

day of

June

2023.