

An
Bord
Pleanála

Board Order
ABP-314138-22

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD21B/636

Appeal by Newcastle Manor Management Company CLG care of Access Property Services of Unit 5 The Maieston, Santry Cross, Dublin against the decision made on the 24th day of June, 2022 by South Dublin County Council to grant subject to conditions a permission to Gerard Holohan care of Dublin Planning of 77 Lower Camden Street, Saint Kevins, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: A new driveway entrance in the front garden and new pavement dish with associated site works at 13 Newcastle Manor Park, Newcastle, County Dublin.

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 South Dublin County Council Development Plan 2022-2028 and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of traffic safety and convenience and would not seriously injure the residential amenities in the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

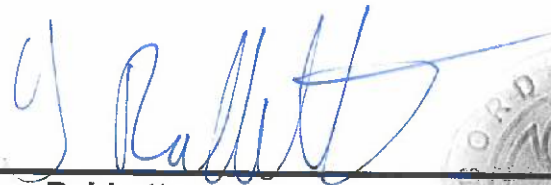
Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 27th day of May 2022, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

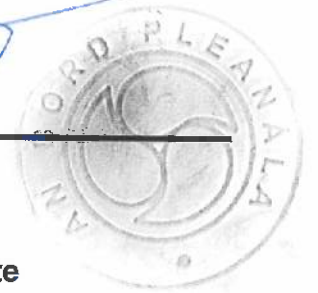
2. (a) The kerb and footpath of the public road at the vehicle entrance(s) shall be dished and a widened dropped crossing shall be constructed to the satisfaction of the planning authority and at the developer's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.
- (b) The boundary fences at vehicle access points shall be limited to a maximum height of 0.9 metre, and any boundary pillars shall be limited to a maximum height of 1.2 metres, in order to improve forward visibility for vehicles.
- (c) Any gates shall open inwards and not out over the public domain.

Reason: In the interests of public safety and the proper planning and sustainable development of the area



Tom Rabbette

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



Dated this 11th day of July 2023