

An  
Bord  
Pleanála

## Board Order ABP-315353-22

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

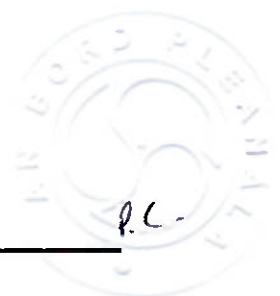
**Planning Register Reference Number: 4950/22**

**Appeal** by Keith Scully of 42 Royal Canal Bank, Phibsborough, Dublin against the decision made on the 22<sup>nd</sup> day of November, 2022 by Dublin City Council to refuse permission for the proposed development.

**Proposed Development:** New vehicular entrance to off-street car parking to front garden and all associated site works at 42 Royal Canal Bank, 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.**



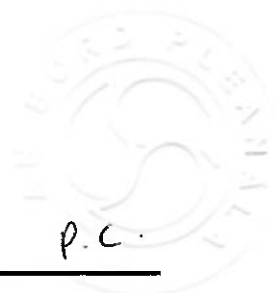
## Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022-2028, the pattern of development in the area and the design and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area or of property in the vicinity, would not cause a traffic hazard and would comply with the relevant provisions of the Dublin City Development Plan 2022-2028, including in particular policy SMT25 in relation to on-street parking and section 4.3 (Parking in Front Gardens) of Appendix 5 of the plan. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The 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 development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.



2. Prior to the commencement of development, the developer shall submit to and agree in writing with the planning authority the following details:

- (i) Revise the design to replace the proposed hardwood gates with concrete pillars to a height of circa 1.7 metres together with open railings and vehicular gate such that it shall provide adequate visibility for vehicles leaving the site entrance and to improve visibility for pedestrians and vehicles traversing the site.

**Reason:** In the interest of visual amenity and traffic safety.

3. Prior to the commencement of development, the applicant shall liaise with the Transportation Department of Dublin City Council, with regards to the extent of on-street car parking that shall be removed by the proposed development.

**Reason:** In the interest of maximising the provision of on-street car parking available in the area.



**Patricia Calleary**

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

**Dated this 08 day of February 2024**