



An
Bord
Pleanála

Board Order

ABP-315398-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 5113/22

Appeal by Alana Blennerhassett of 1 Strand Road, Dublin against the decision made on the 13th day of December, 2022 by Dublin City Council to grant subject to conditions a permission to Melvin Properties Limited and Feltrim Properties Limited care of Niall Melvin of Spanish Point, Mart Lane, Foxrock, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Widening of existing vehicular access at 5 Malahide Road from 2.3 metres to 3.3 metres and widening of existing vehicular access at 6 Malahide Road from 2.4 metres to 3.4 metres, all at 5 and 6 Malahide Road, Newtown Cottages, Priorswood, 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 existing entrance, and the provisions of the Dublin City Development Plan 2022-2028, including the zoning objective for the site and the provisions of Appendix 5 (Transport and Mobility: Technical Requirements), it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the provisions of the development plan and would be acceptable in terms of public and traffic safety. 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, 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. The vehicular entrances shall not exceed three metres in width and shall not have outward opening gates. 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 the interest of public safety.



3. 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: To ensure adequate servicing of the development, and to prevent pollution.

4. Any ancillary works to facilitate the development on lands outside the site shall be agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of orderly development.

5. Site development and building works shall be carried out between the hours of 0800 to 1800 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.



Joe Boland

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

Dated this *18TH* day of *January* 2024.