

An  
Bord  
Pleanála

Board Order  
ABP-315875-23

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## **Planning and Development Acts 2000 to 2021**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 5269/22**

**Appeal** by Ian McKenna care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 26<sup>th</sup> day of January, 2023 by Dublin City Council to refuse permission for the proposed development.

**Proposed Development:** Retention of (i) works that include raising of the existing boundary walls and widening of vehicular entrance fronting onto Vernon Avenue, (ii) installation of automated vehicular gates, (iii) new render finish with stone capping. The proposal also includes all associated landscaping, boundary treatment, site and engineering works necessary to facilitate the development, all at 211 Vernon Avenue, Clontarf, Dublin.

## **Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## Reasons and Considerations

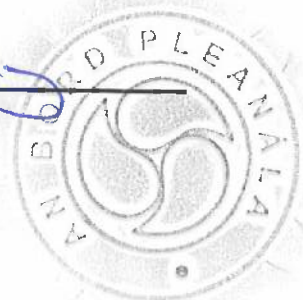
1. The front boundary wall including gates and pillars to be retained up to two metres high are considered excessive in height, resulting in reduced sightlines and poor visibility for drivers exiting the property across a public footpath. The development proposed to be retained would, therefore, endanger public safety by reason of a traffic hazard.
2. Appendix 5, Section 4.3.5, of the Dublin City Development Plan 2022-2028 provides that minimal interventions are desirable in alterations to the treatment of front boundaries and proposals should aim to be complementary or consistent to others in the area which are of a high standard and in keeping with the overall character and streetscape. Having regard to the height, design, and scale, it is considered that the development proposed to be retained is visually incoherent with existing front boundaries in the vicinity and inconsistent with the character and streetscape of this section of Vernon Avenue. Furthermore, the retention of a 3.5 metre vehicular entrance exceeds the maximum standard of three metres set out under Appendix 5, Section 4.3.1 of the Dublin City Development Plan 2022-2028. The development proposed to be retained would, by itself and cumulatively, set an undesirable precedent for further similar development in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

*Eamonn James Kelly*

**Eamonn James Kelly**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**



Dated this *22<sup>nd</sup>* day of *June* 2023.