



An
Bord
Pleanála

Board Order
ABP-317113-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3248/23

Appeal by Garrett O'Neill care of RW Nowlan and Associates of Basement Office, 54 Fitzwilliam Square North, Dublin against the decision made on the 17th day of April, 2023 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: A new rear single storey garage that will be ancillary to the existing house. The garage will comprise of an area of 65 square metres in total. Planning permission will also provide for vehicular access via a roller shutter door via the existing rear lane at 163 Corrib Road, Terenure, Dublin.

Decision

Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE conditions numbers 2 and 3(a) and the reason therefor.

Reasons and Considerations

Having regard to: -

- (a) the location of the proposed garage on an existing vehicular laneway and the lack of any measurable transport or traffic amenity impacts, and
- (b) the location and context of the proposed garage in relation to the existing dwelling and plot at 165 Corrib Road and the absence of any significant adverse residential amenity impacts,

it is considered that the proposed development would not seriously injure the amenity of the property and would not endanger public safety by reason of traffic hazard. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.



Mary Henchy

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

Dated this *8* day of *September* 2023