



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4498/23

APPEAL by Ian McKenna care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 10th day of November, 2023 by Dublin City Council to refuse permission.

Proposed Development: Retention of alterations to the front boundary of the site inclusive of the widening of the existing vehicular entrance and increasing the height of the boundary wall with render finish and stone capping, installation of automatic vehicular gates, and all associated works inclusive of landscaping boundary treatment 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 piers proposed to be retained, up to two metres high, are 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. The Board noted the similarities between this and previous applications in this regard and considered that these issues had not been substantively addressed.

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. It is considered that, by reason of the height, design, and scale, the development proposed to be retained would be 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 metres vehicular entrance would exceed the maximum standard of 3.0 metres set out under Appendix 5, Section 4.3.1 of the Dublin City Development Plan 2022-2028. The development proposed to be retained, by itself and cumulatively, would 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.


Stephen Brophy

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

Dated this 24th day of June 2024.