

An
Bord
Pleanála

Board Order
ABP-318868-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4663/23

Appeal by Paul and Sylvia Kiernan care of Peadar Nolan Architect of 2 Glandore, Pilot View, Dalkey, County Dublin against the decision made on the 14th day of December, 2023 by Dublin City Council to refuse permission for the proposed development.

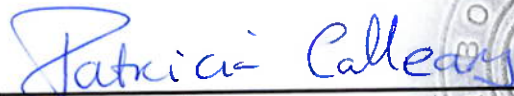
Proposed Development: Retention of a vehicular opening widened from 2900 millimetres to 3600 millimetres and sliding wrought iron gate to front of house at 49 Eglinton Road, Donnybrook, Dublin.

Decision

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

Reasons and Considerations

The proposed development proposes a vehicular access of 3.6 metres wide which would be contrary to policy set out including Section 4.3.1 (Dimensions and Surfacing) of Appendix 5 (Transport and Mobility: Technical Requirements) of the Dublin City Development Plan 2022-2028, which requires that for a single residential dwelling, the vehicular opening proposed shall be at most three metres. The proposed development would be contrary to stated policy and would set an undesirable precedent for similar development, leading to the creation of a traffic hazard arising from a conflict between passing traffic and pedestrian movement in addition to non-compliance with planning policy. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

Member of An Bord Pleanála

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

Dated this 16 day of July 2024.