



An  
Bord  
Pleanála

**Board Order**  
**ABP-320046-24**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3520/24**

**APPEAL** by Damien and Aideen Kelly of 4 Hollybrook Grove, Clontarf, Dublin against the decision made on the 4<sup>th</sup> day of June 2024 by Dublin City Council North to refuse outline permission.

**Proposed Development:** The retention of the 5950 millimetre wide vehicular entrance and the 1570 millimetre high side boundaries to the front garden between Numbers 3 and 5 Hollybrook Grove, at 4 Hollybrook Grove, Clontarf, Dublin.

## **Decision**

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

## Reasons and Considerations

Having regard to the Dublin City Development Plan 2022 – 2028, the Z1 zoning objectives (Sustainable Residential Neighbourhoods) and the policies regarding entrances specifically Appendix 5, Section 4.3 (Parking Cars in Front Gardens) and Section 4.3.1 (Dimensions and Surfacing), and the policy regarding boundary treatments Section 4.3.5 (Treatment of Front Boundaries), it is considered that the development proposed to be retained would be contrary to the relevant provisions of the development plan, would be visually incoherent with existing front boundaries in the vicinity of the site and would adversely impact on pedestrian safety by reason of a traffic hazard. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



  
Declan Moore

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

Dated this 19<sup>th</sup> day of November 2024.