



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1529/24

Appeal by Mary and Owen O’Riordan care of Once Consultant Engineers of 4 Bridgecourt Office Park, Walkinstown Avenue, Dublin against the decision made on the 25th day of June, 2024 by Dublin City Council in relation to an application for retention of the two 2nd floor metal claddings to the existing windows and removal of pedestrian gate and pier with a new replacement metal front vehicular entrance gate and associated works, all at 35 Clyde Road, Ballsbridge, Dublin (which decision was to grant permission for retention of the two 2nd floor metal claddings to the existing windows and to refuse permission for removal of pedestrian gate and pier with a new replacement metal front vehicular entrance gate).

Proposed Development: Retention permission for the two 2nd floor metal claddings to existing windows and removal of pedestrian gate and pier with a new replacement metal front vehicular entrance gates and associated works at 35 Clyde Road, Ballsbridge, Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the existing character and pattern of development in the vicinity, and the minor and specific nature of the development proposed to be retained, comprising alterations to the upper floor windows on the front façade and the re-configuration of the entrance, comprising removal of an intermediate pier where no widening of the overall access to the site is proposed and which does not give rise to a traffic hazard or set a precedent in relation to same, and having regard in particular to Appendix 5, Section 4.3.1 of the Dublin City Development Plan 2022-2028, it is considered that, subject to compliance with the condition set out below, the development proposed to be retained would be in accordance with the proper planning and sustainable development of the area.

Condition

The development shall be retained in accordance with the plans and particulars lodged with the application.

Reason: In the interest of clarity.



Patricia Calleary

Member of An Bord Pleanála

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

Dated this 20th day of November 2024.