



An  
Bord  
Pleanála

**Board Order**  
**ABP-320484-24**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3708/24**

**Appeal** by James Sweeney of 335 Clogher Road, Crumlin, Dublin against the decision made on the 11<sup>th</sup> day of July 2024 by Dublin City Council to refuse permission:

**Proposed Development:** Permission to create a new vehicular access for off-street parking, at 335 Clogher Road, Crumlin, 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

The site is located on the permitted Tallaght/Clondalkin to City Centre Bus Connects Route, where public transportation will operate on a 24-hour basis. Currently there is a pattern of parking of private cars on the public footpath. It is considered that the provision of in-curtilage car parking represents an improvement in traffic safety, facilitates public transport and improves the convenience of pedestrians. Having regard to the current condition of the tree, which has been surrounded by concrete, it is considered that the dishing of the footpath at this location will not seriously adversely affect the health of the tree. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by further plans and particulars submitted to An Bord Pleanála on the 7<sup>th</sup> day of August 2024 except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed with the agreed particulars.

**Reason:** In the interest of clarity.

2. The applicant shall liaise with the planning authority prior to commencement of the proposed development and ensure the proposed works will not impact on the permitted Tallaght/Clondalkin to City Centre BusConnect Core Bus Corridor Scheme planning reference: ABP 316828-23.

**Reason:** In the interest of traffic safety.

3. The vehicular entrance shall be consistent with Figure 1 in the planning appeal form submitted to the Board by the applicant. The details of the proposed entrance works shall be agreed in writing with the planning authority prior to the commencement of the development.

**Reason:** In the interest of traffic safety.

4. A method statement carried out by a suitably qualified person for the dishing of the footpath shall be submitted to the planning authority for their written approval prior to commencement of the proposed works.

**Reason:** In the interest of residential and visual amenity.

5. Any damage to the existing road or footpath, during the construction of the proposed development, shall be repaired at the expense of the developer.

**Reason:** In the interest of residential and visual amenity.

6. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health and surface water management.

  
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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.