



An
Bord
Pleanála

Board Order
ABP-320683-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1781/24

Appeal by Clara Clark of 17 Pine lawn, Newtownpark Avenue, Blackrock, County Dublin against the decision made on the 21st day of August 2024 by Dublin City Council to refuse permission:

Proposed Development: Permission is sought for a vehicular entrance with a new 3.2 metres gate and permission for dishing of public footpath and all associated site development works, at 21 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 part of the permitted Tallaght/Clondalkin to City Centre Bus Connects Route, cycle pathways provision. Currently there is a pattern of parking of private cars on the public footpath. Notwithstanding the location of the bus stop, 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. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board was satisfied that a suitably designed vehicular entrance and dishing of the public footpath would provide an improved future arrangement that recognises the advent of the cycle link aspect of the Bus Connects project, and traffic and pedestrian safety at this location.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application 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 existing gate pier be moved eastwards, any pedestrian gate be omitted, and the vehicular entrance be a maximum width of three metres to allow an area of front boundary and garden to be retained. 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.


Declan Moore

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

Dated this 19th day of November 2024.