

An  
Bord  
Pleanála

Board Order  
ABP-320875-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1625/24**

**Appeal** by Veronika and Dáire O'Carroll of 54 Broombridge Road, Cabra West, Dublin against the decision made on the 3rd day of September, 2024 by Dublin City Council to refuse permission for the proposed development.

**Proposed Development:**

Alterations to the front boundary of the house to facilitate vehicular access, dishing of the kerb and all associated site works.

54 Broombridge Road, Cabra West, Dublin 7

**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 contribution of this development to the amenities of the subject property and to the safety of its occupants, to its consistency with the pattern of development in the area and to the measures proposed to protect the nearby roadside tree, it is considered that, subject to compliance with the conditions set out below, the proposed development would be unlikely to have a material effect on the health of the roadside tree, would not contravene the relevant policies of the Dublin City Development Plan 2022-2028, would not seriously injure the amenities of the area, and would not set an undesirable precedent. 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 the further plans and particulars submitted to the planning authority 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 in accordance with the agreed particulars.

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

2. The layout of the entrance shall be in accordance with the details set out on the drawing described as Proposed Site Plan (Revised) submitted to the planning authority on the 7<sup>th</sup> day of August 2024 and shall not



encroach any closer than 2.5 metres to the roadside tree in front of number 56 Broombridge Road.


**Reason:** In the interest of personal safety and to avoid damage to the root system of the roadside tree.

3. The developer shall comply with the requirements set out in the Codes of Practice from the Drainage Division, the Transportation Planning Division and the Noise and Air Pollution Section. In particular, any new paving shall be carried out in a sustainable manner so that there shall be no increase in surface water run-off to the drainage network.

**Reason:** To ensure a satisfactory standard of development.

4. Site development and building works shall be carried out between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

**Reason:** To safeguard the amenity of property in the vicinity.



Emer Maughan

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.

Dated this 20<sup>th</sup> day of February 2025.