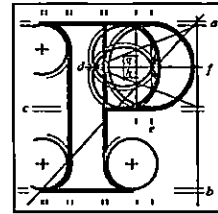


Our Case Number: ABP-314138-22

Planning Authority Reference Number: SD21B/0636



An
Bord
Pleanála

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

LAND USE, PLANNING
& TRANSPORTATION DEPT.

13 JUL 2023

Date: 14 JUL 2023

Re: New driveway entrance in the front garden and new pavement dish with associated site works.
13, Newcastle Manor Park, Newcastle, D22 WK22

Dear Sir / Madam,

An order has been made by An Bord Pleanála determining the above-mentioned matter under the Planning and Development Acts 2000 to 2022. A copy of the order is enclosed.

In accordance with section 146(5) of the Planning and Development Act 2000, as amended, the Board will make available for inspection and purchase at its offices the documents relating to any matter falling to be determined by it, within 3 days following the making of its decision. The documents referred to shall be made available for a period of 5 years, beginning on the day that they are required to be made available. In addition, the Board will also make available the Inspector's Report, the Board Direction and Board Order in respect of the matter on the Board's website (www.pleanala.ie). This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

The Public Access Service for the purpose of inspection/purchase of file documentation is available on weekdays from 9.15am to 5.30pm (including lunchtime) except on public holidays and other days on which the office of the Board is closed.

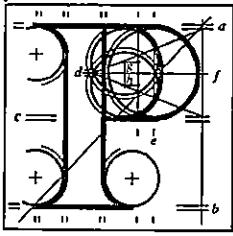
Yours faithfully,

Yvonne McCormack
Executive Officer

BP100PAN

Tel	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902



An
Bord
Pleanála

Board Order

ABP-314138-22

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD21B/636

Appeal by Newcastle Manor Management Company CLG care of Access Property Services of Unit 5 The Maieston, Santry Cross, Dublin against the decision made on the 24th day of June, 2022 by South Dublin County Council to grant subject to conditions a permission to Gerard Holohan care of Dublin Planning of 77 Lower Camden Street, Saint Kevins, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: A new driveway entrance in the front garden and new pavement dish with associated site works at 13 Newcastle Manor Park, Newcastle, County 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 provisions of the South Dublin County Council Development Plan 2022-2028 and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of traffic safety and convenience and would not seriously injure the residential amenities in the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

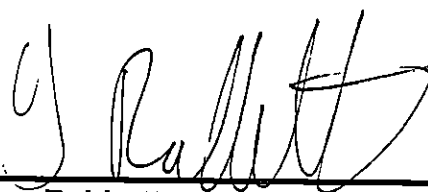
Conditions

1. The proposed 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 received by the planning authority on the 27th day of May 2022, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. (a) The kerb and footpath of the public road at the vehicle entrance(s) shall be dished and a widened dropped crossing shall be constructed to the satisfaction of the planning authority and at the developer's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.
- (b) The boundary fences at vehicle access points shall be limited to a maximum height of 0.9 metre, and any boundary pillars shall be limited to a maximum height of 1.2 metres, in order to improve forward visibility for vehicles.
- (c) Any gates shall open inwards and not out over the public domain.

Reason: In the interests of public safety and the proper planning and sustainable development of the area

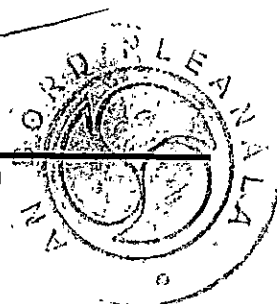


Tom Rabbette

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this 11th day of July 2023