



An  
Bord  
Pleanála

**Board Direction**  
**BD-004909-20**  
**ABP-305391-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/01/2020.

The Board decided to grant retention permission, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the nature, scale and location of the development proposed to be retained, to the provisions of the Dublin City Development Plan 2016-2022, to the planning history and to the site context, the Board considered that subject to compliance with the conditions as set out below, the proposed development to be retained would not seriously injure the visual amenity of the area or the character of the designated Conservation Area, would not set an undesirable precedent and furthermore would be acceptable in terms of pedestrian and traffic safety. The development proposed to be retained 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, having regard to the nature, scale and use of materials and reversibility of the proposed development to be retained, that it would not have a detrimental effect on the visual amenities of the area or the character of the Conservation Area. Furthermore, having regard to recently permitted developments in the area the Board considered that the structure will provide street animation and enhance the vibrancy of the street. The board noted the pedestrianised nature of the adjoining railway underpass/ bridge and the availability of a second footpath opposite

the restaurant and the lightly trafficked nature of the cul de sac and was satisfied that the proposed structure to be retained would not seriously impede pedestrians with impaired mobility and that sufficient width and alternative options were available. The Board considered therefore that the proposed development be retained would be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

- 1 Plans and partics (retention)
- 2 The permission is for 2 years

**Board Member**

**Date:** 15/01/2020

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Paul Hyde