



An  
Bord  
Pleanála

**Board Direction**  
**BD-006039-20**  
**ABP-306971-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/07/2020.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the zoning objective for the site in the Dublin City Development Plan 2016-2022 and to the scale, bulk, height and design of the proposed development, it is considered that the proposed development of three residential units on the site, subject to the conditions set out below, would not seriously injure the residential amenities of property in the vicinity or the visual amenities of the Chapelizod and Environs Architectural Conservation Area and would be acceptable in terms of pedestrian and traffic safety.

### **Conditions**

As per Inspector's report

Remove 'water closets/' from c 2.

**Board Member**

**Date:** 02/07/2020

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Terry Prendergast