



## Board Direction

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**Ref: PL29N.245963**

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 5<sup>th</sup>, 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments to the Inspector's draft reasons, considerations and conditions set out below.

### REASONS AND CONSIDERATIONS

Having regard to the restricted on-street parking in the vicinity of the property, the size of the front garden, the nature and extent of the development proposed, the limited potential for significant precedent in this residential cul de sac and to the provisions of the Development Plan, it is considered that, subject compliance with the conditions set out below, the proposed development, would be acceptable in terms of visual amenity in a residential conservation area, would be acceptable in terms of traffic safety and convenience and would not contravene the objectives of Dublin City Development Plan, 2011-2017. 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 except as may otherwise be required in order to comply with the following conditions. Where such conditions require points of detail to be agreed with the planning authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

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

2. Prior to the commencement of the development the applicant shall submit revised plan and elevation drawings indicating the following requirements for the written agreement of the planning authority.
- a) A single vehicular entrance only shall be provided in the front boundary which shall be no wider than 2.6 metres.
  - b) A car parking space footprint with maximum dimensions of 5 metres by 2.6 metres with an allowance for adequate provision for gate opening.
  - c) Re-instatement of the pedestrian gates and the re-use of the original railings to serve the vehicular access/egress.
  - d) The re-instatement of the granite plinth in all locations where it was previously in place save for the 2.6 metre wide vehicular access.
  - e) Proposals for reuse of residual granite plinth within the garden.
  - f) Full details of soft landscaping for all front of house areas, within the curtilage of the property, that are not in use for car parking, vehicular access or pedestrian walkway.
  - g) Measures for the retention and protection of the tiled pedestrian walkway and tiles.

**Reason:** To protect the integrity of the streetscape in a residential conservation area.

Board Member: \_\_\_\_\_ Date: April 5<sup>th</sup>, 2016  
Nicholas Mulcahy