



Board Direction

Ref: PL29S.247079

The submissions on this file and the Inspector's report were considered at a Board meeting held on November 8th, 2016.

The Board decided to grant permission generally in accordance with the draft reasons, considerations and conditions set out below.

REASONS AND CONSIDERATIONS

Having regard to pattern of development in the vicinity of the site, the nature and extent of development, the planning history of similar developments in the vicinity of the site and the provisions of the Dublin City Development Plan 2016-2022, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience and would not set an undesirable precedent for similar developments in this residential conservation area. The proposed development 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 considered that the proposed parking space exceeds the minimum standards set out in the Development Plan and, in the context of the history of planning permissions for similar developments on nearby sites, the Board did not consider that the development would be so injurious to residential amenity or to plan policy as to warrant refusal of permission in this instance.

Conditions

1. Standard plan particulars.

Reason: In the interest of clarity.

2. Standard condition and reason re roads and footpath finishes being in accordance with the requirements of the PA.

Board Member: _____ Date: November 10th, 2016
Nicholas Mulcahy