



An
Bord
Pleanála

Board Direction
PL29S.248384

The submissions on this file and the Inspector's report were considered at a Board meeting held on July 24th 2017.

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 scale and nature of the subject development, the pattern of existing development in the area 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 development for which retention is sought, and the proposed development, would not seriously injure the amenities of property in the vicinity, would not be out of character with the established pattern of development in the area and would be consistent with the provisions of the Development Plan, and would, therefore, not be contrary to the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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.

Reason: In the interest of clarity.

2. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

3. The original gable detail facing the adjoining property at no.3 Wilfield Park shall be reinstated, within three months of the date of this order, to ensure there is no infringement or oversailing of any part of the subject dwelling upon the adjoining property.

Reason: In order to safeguard the residential amenities of property in the vicinity

Note: In imposing condition no. 3, the Board was satisfied that such a condition was not contrary to the provisions of the Development Management Guidelines, but was of a type provided for under Section 34(4)(a) of the Planning and Development Act, 2002, as amended. The Board further noted that the applicants, in their response to the appeal, had indicated their willingness to carry out this work.

[Please issue a copy of this Direction with the Board Order]

Board Member

Date: 26th July 2017

Philip Jones