



An
Bord
Pleanála

Board Direction
PL29N.248930

The submissions on this file and the Inspector's report were considered at a Board meeting held on 7th December 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 provisions of the Dublin City Development Plan 2016-2022 and the existing pattern of development in the area, in addition to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the opening and gate for which retention is sought would not seriously injure the residential or visual amenities of the area or of property in the area. The development for which retention is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:

(a) Within 6 months of the date of this decision the existing gate shall be removed and a pedestrian gate, with a maximum width of 1.2m shall be provided. The gate shall not open outwards.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development

Reason: In the interests of visual amenity.

3. Details of the materials, colours and textures of the finish to the proposed gate shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

Board Member

Date: 8th December 2017

Maria FitzGerald