



An  
Bord  
Pleanála

**Board Direction**  
**PL29S.249424**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on January 30<sup>th</sup> 2018.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the pattern of development in the area, the planning history, to the provisions of the current Dublin City Dev Plan and to the nature scale and layout of the proposed development, the Board considered that subject to the conditions as set out below, the proposed development would not injure the residential amenities of adjoining properties or of future occupants and would be acceptable in terms of traffic and pedestrian safety and 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 option 4 submitted with the appeal represented an acceptable design response to any concerns the Board may have with regard to access and parking. It further considered having regard to the pattern of development in the area and that the proposed dwelling could be absorbed in a satisfactory manner into the receiving environment.

## Conditions

- 1 Plans and particulars
- 2 the proposed entrance and parking serving the development and the parent property shall be in accordance with Option 4 as submitted with the appeal.

**Reason:** In the interest of pedestrian and traffic safety.

- 3 Materials and Finishes
- 4 Std urban drainage condition
- 5 S 48 Unspecified

**Note:** Include reference to S34(13) of the PDA 2000

**Board Member**

**Date:** 31.01.18

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Paul Hyde