



An
Bord
Pleanála

Board Direction
BD-000176-18
ABP-300031-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/04/2018.

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 planning history for the site, to the site location in an inner urban area close to public transport and facilities, to the to the zoning Objective Z12 (Institutional Land – future development potential) and Objective Z1 (residential) zoning objectives for the area and policies, objectives and standards set out in Dublin City Development Plan, 2016-2017 and, to the recommendations within “Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities” issued by Department of the Environment a Community and Local Government in 2015 it is considered that subject to compliance with the conditions set out below, the proposed development would not be seriously injurious to the residential amenities of adjoining residential properties by reason of close proximity, overlooking and overshadowing, would be acceptable in terms of traffic safety and convenience and would be in accordance with the interests of proper planning and sustainable development in the area.

Conditions

1 The development shall be carried out in accordance with condition Nos. 1 to 12 inclusive attached to the grant of permission under P. A. Reg. Ref. 2186/85 (PL 29S 245164) on 16th November, 2015 except as amended to conform with the provisions indicated in the plans and particulars, lodged with the application and the following conditions.

Reason: To ensure consistency with the development as previously permitted

Board Member

Date: 11/04/2018

Paul Hyde