



An
Bord
Pleanála

Board Direction
BD-000994-18
ABP-301279-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/08/2018.

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 zoning Objective "Z1" for the area as set out in the Dublin City Development Plan 2016-2022 and the pattern of residential development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the provisions of the Dublin City Development Plan 2016-2022, would not seriously injure the amenities of the Bettystown Avenue neighbourhood or of property in the vicinity, would not be prejudicial to public health and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

- (1) Plan partic, as amended by the further plans and particulars submitted on the 30th day of January 2018 to the PA only.

(2) All the external finishes shall harmonise in materials, colour and texture with the existing finishes on the house. Details including samples of the materials, colours and textures of all the external finishes to the building, shall be submitted to, and agreed in writing with the Planning Authority prior to commencement of development.

Reason : In the interest of orderly development, and of the visual amenities of the area.

(3) 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 and to ensure a proper standard of development.

(4) All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground.

Reason : In the interests of visual and residential amenity.

(5) Standard Working hours

Board Member

Date: 27/08/2018

Terry Prendergast

Note: The Board did not include Condition No 2 recommended in the Inspector's report as it considered that the development, as modified by further information to the planning authority, is an appropriate design response to the site which would not cause serious injury to adjoining residential amenities.