



An  
Bord  
Pleanála

**Board Direction**  
**BD-001678-18**  
**ABP-301351-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/11/2018.

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 location of the proposed development on the roof of the rear, single storey flat roofed extension to the rear of No 126 Upper Leeson Street, which is in use as a restaurant, to the established pattern and layout and nature of use of existing development in the immediate vicinity, to the proposed configuration and layout and the submitted design specifications for the modifications and additions which ameliorate adverse visual, odour and noise impacts, it is considered that the proposed development would not be adversely affect the integrity of the elements of the structure at No 126 Upper Leeson Street which are included on the record of protected structures, would not seriously injure the amenities of the area, would not be contrary to the zoning objective Z2: "to protect and/or improve the amenities of residential conservation area" provided for in the Dublin City Development Plan, 2016-2022 and, would be in accordance with the proper planning and sustainable development of the area

## Conditions

1. The development shall be and shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars received by An Bord Pleanála on 8<sup>th</sup> May, 2018 except as may otherwise be required in order to comply with the following conditions. Where such conditions require points of detail to be agreed with the planning authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Drainage arrangements shall be in accordance with the requirements of the planning authority.

**Reason:** In the interest of clarity.

**Board Member**

**Date:** 19/11/2018

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Maria FitzGerald