



An
Bord
Pleanála

Board Direction
BD-001976-18
ABP-302151-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/12/2018.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Amend condition number 3 as follows

The first floor screened terrace and associated access stairs to the side and the living wall shall be omitted from the development.

Reason: In the interest of orderly development.

Reasons and Considerations

Having regard to:

- (a) the Z1, Residential zoning on the site and the provisions of the Dublin City Development 2016-2022,
- (b) the modest size of the site and location within an urban setting of Dublin City,
- (c) the nature, scale and orientation of the development proposed,
- (d) the single storey extension to the existing building

(e) the pattern of fenestration in the adjoining building to the south

(e) the pattern of development in the area,

it is considered that the inclusion of those revisions required in Condition No 3 should be amended to allow for the construction of the core staircore which would allow the development of this restricted site, would not seriously injure the amenities of adjoining properties and would be in accordance with the proper planning and sustainable development of the area.

Board Member:

Date: 14/12/2018

Terry Prendergast