



An
Bord
Pleanála

Board Direction
BD-002011-18
ABP-302277-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/12/2018.

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 provisions of the current Dublin City Development Plan, to the pattern of development in the area, to the planning history and to the context including the adjoining Protected Structure at No 5 Haddington Road, the Board considered that subject to the conditions as set out below, the proposed development would represent a high quality and appropriate design response to the site's urban context and to the corner site location. It was further considered that the proposed development would not seriously injure residential amenities of adjoining properties or the character and setting of the Protected Structure and would be acceptable in terms of the visual amenity of the area 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 subject to the modifications to the design as outlined in Condition 2 below, the proposed development would not seriously injure the character or setting of the Protected Structure and would not seriously injure the residential amenities of adjoining properties by reason of overdevelopment of site and would not constitute an overbearing or over dominant feature on the streetscape. The Board further considered that the building would not cause a significant negative

sense of enclosure overshadowing the Protected Structure subject to the conditions attached.

Conditions

- 1 Plans and particulars.
- 2 The proposed development shall be modified as follows;
 - Studio Apartment No 6 shall be omitted. The Building shall be set back at third floor level in line with the edge of the lift shaft in an east west direction. The residual area from Apt 6 shall be absorbed into Studio Apartment 5.

Revised plans and elevations and details shall be submitted to and agreed in writing with the planning authority prior to the commencement of development on site.

Reason: In the interest of the protection of the character and setting of the adjoining protected structure.

- 3 Materials and Finishes
- 4 Roof plant de exemption condition
- 5 CMP.
- 6 S48 unspecified.
- 7 S49 unspecified.

Board Member

Date: 18/12/2018

Paul Hyde