



An  
Bord  
Pleanála

**Board Direction**  
**BD-002014-18**  
**ABP-302519-18**

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 nature, scale and layout of the proposed development, the Board considered that, subject to the conditions as set out below, the proposed development would provide an acceptable level of residential amenity for future occupiers and would not seriously injure the residential amenities of adjoining properties or the visual amenities of the area. The proposed development 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 was satisfied that having regard to the pattern of development in the area, the size of the site and its context, to the design of the proposed property which is sympathetic to adjoining properties and to the distance to adjoining properties, that the proposed development would not seriously injure the visual or residential amenities of the area and would afford an acceptable level of residential amenity to future occupants.

## **Conditions**

- 1 Plans and particulars
- 2 Materials and finishes
- 3 Std Urban Drain
- 4 S48 Unspecified.
- 5 S49 Unspecified.

**Board Member**

**Date:** 18/12/2018

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Paul Hyde