



An  
Bord  
Pleanála

**Board Direction**  
**BD-002400-19**  
**ABP-302670-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/02/2019.

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 zoning objective for the site in the Dublin City Development Plan 2016-2022, to the nature, scale and design of the proposed development, to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would respect the existing character of the area, would not be prejudicial to public health, and would be acceptable in terms of pedestrian and traffic safety. 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 did not agree that the proposed development would give rise to an excessive level of development or that the proposed access road would be substandard. It also considered that the proposed development would not give rise to haphazard development and that the adjoining cul-de-sac would have the capacity to accommodate the proposed development.

## Conditions

1. Planpartic
2. Prior to the commencement of development, the developer shall enter into an agreement with the planning authority, pursuant to section 47 of the Planning and Development Act, 2000, (as amended), which shall allow for provision of shared access as outlined in the further information submitted to the planning authority on 9<sup>th</sup> August 2018. This shared access shall make provision for facilitating the possible future development of lands to the south east and to the north west of the proposed development

**Reason:** in the interest of co-ordinated development.

3. Urban finishes
4. PA c.5
5. PA c.6 (b) and (c)
6. Urban Waterdrain - including attenuation.
7. CMP
8. Lighting
9. Working Hours
10. Proposals for a house numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all house numbers, shall be provided in accordance with the agreed scheme

**Reason:** In the interest of urban legibility

11. S48 unspecified

**Board Member**

**Date:** 20/02/2019

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Terry Prendergast