



An  
Bord  
Pleanála

**Board Direction**  
**BD-002460-19**  
**ABP-302969-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/02/2019.

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 Z2 zoning objective for the area, the policies and objectives of the Dublin City Council Development Plan 2016-2022, the overall design and location of the development proposed for retention and the pattern of development in the immediate vicinity it is considered that, subject to compliance with conditions below, the proposed development would not seriously injure the residential amenities of the area or of property in the vicinity or have a negative impact on the character and setting of a protected structure or the conservation area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development for which retention is sought shall be carried out and completed in accordance with the plans and particulars lodged with the application except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the

planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed out in accordance with the agreed particulars.

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

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3. The screens surrounding the perimeter of the roof terrace and either side to the external stairway shall be painted white within 6 months of the date of this Order.

**Reason:** In the interest of visual and amenity

**Board Member**

**Date:** 27/02/2019

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Terry Prendergast