



An  
Bord  
Pleanála

**Board Direction**  
**BD-002667-19**  
**ABP-303011-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/03/2019.

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 policies and objectives of the South Dublin County Development Plan 2016-2022, the zoning of the site, the planning history of the site, the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development is acceptable in principal, would have no adverse impact on the visual amenities of the area, meets the minimum parking standards set down in the County Development Plan and would, therefore, be in accordance with the proper planning and development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board agreed with the Planning Authority that the issues raised around access and parking can be adequately addressed by condition.

### **Conditions**

Planning Authority's Conditions 1,2,3,4,5,6,7,8  
ABP Model conditions on Waste, Construction Management Plan.

**Board Member**

**Date:** 25/03/2019

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Terry Ó Niadh