



An
Bord
Pleanála

Board Direction
BD-002921-19
ABP-303058-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/05/2019.

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 'Z15' Institutional and Community land-use zoning objective for the site, as set out in the Dublin City Development Plan 2016-2022, to the scale and nature of the nursing care facility adjoining the site and to the design, height, nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not conflict with the provisions of the Development Plan, would enhance the Institutional and Community land use objectives for the nursing care facility, would integrate in a satisfactory manner with existing development in the area, would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

Generally as per Inspector's report.

Amend condition 3 as follows:

The proposed development shall be amended as follows:

- (a) obscure glazing and/or screening of a minimum of 1.8 metres shall be fitted to the southside of the balconies serving units 6, 7, 9 and 10.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of residential amenity.

Board Member

Date: 02/05/2019

Terry Prendergast