



An  
Bord  
Pleanála

**Board Direction**  
**BD-004697-19**  
**ABP-305422-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/12/2019.

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 nature and scale of the proposed development, the pattern of development in the vicinity, the existing development on site and the policies of the Dublin City Development Plan 2016-2022, it is considered that, subject to compliance with the conditions set out below, the proposed development would not represent a traffic hazard and would not seriously injure the amenities of the area or of property in the vicinity and would not detract from the character of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development 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 in accordance with the agreed particulars.

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

2. The proposed development shall be amended as follows:

- (i) The pedestrian entrance shall be omitted, and the vehicular entrance shall be relocated towards the northern boundary by approximately 1.4 metres.
- (ii) The proposed vehicular entrance shall not exceed 2.6 metres in width.
- (iii) All areas in the front garden not utilised for one vehicular parking space and footpath shall be grass/soft landscaped.
- (iv) The street tree fronting the site shall be retained.

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 interest of the character and visual amenity of the area.

**Board Member**

**Date:** 09/12/2019

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Paul Hyde