



An
Bord
Pleanála

Board Direction
BD-005216-20
ABP-305643-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/02/2020.

The Board decided to make a split decision, to

- (1) grant permission for the retention of the car parking layout, for the reasons and considerations marked (1) and subject to the following conditions, and
- (2) refuse permission for the dwelling and consequent removal of 9 parking spaces, generally in accordance with the Inspector's recommendation, for the reasons and considerations marked (2) below.

(1) Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2016-2022, the existing pattern of development in the area, and the 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 seriously injure the amenities of neighbouring properties or 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 retained in accordance with the plans and particulars lodged with the application to An Bord Pleanála, 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 within one month from the date of decision and the development shall be carried out and completed out in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Water supply and drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

3. Access and parking layouts shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of traffic safety.

(2) Reasons and Considerations

Having regard to the limited size and poor quality of private open space proposed for the new dwelling, to the loss of quality public open space and car parking resources for existing residents on the site, and to the potential for the proposed development to further erode the setting of the protected structure, the Board considered that the proposed development would result in a substandard form of development which would be contrary to the provisions of the Dublin City Development Plan 2016-2022, and would comprise overdevelopment of the site. The proposed dwelling would, therefore, seriously injure the residential amenities of the existing and future residents of the site and would be contrary to the proper planning and sustainable development of the area.

Board Member:

Date: 20/02/2020

Maria FitzGerald