



An
Bord
Pleanála

Board Direction
BD-004759-19
ABP-305797-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/12/2019.

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 provisions of the Dublin City Development Plan, 2016-2022, to the pattern of development in the area, and to the nature scale and layout, the Board considered that subject to the conditions as set out below that the proposed development would be acceptable in terms of pedestrian and traffic safety and would represent an acceptable form of development in this serviced brownfield urban location. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board was satisfied that notwithstanding the narrow width of the laneway and the restricted visibility for traffic exiting the site, the access is sufficient to allow for the development of the proposed dwellinghouse and having regard to the serviced, urban nature of the site and restricted speed limits in the area the proposed development would not constitute a traffic hazard and would not create an unacceptable precedent.

Conditions

- 1 Plans and partics
- 2 Materials and finishes
- 3 STD urban drain
- 4 IW condition
- 5 S 48 Unspecified

Board Member

Date: 13/12/2019

Paul Hyde