



An
Bord
Pleanála

Board Direction
BD-005432-20
ABP-306493-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/03/2020.

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 South Dublin County Development Plan 2016-2022, to the pattern of development in the area and to its nature scale and design, the Board considered that, subject to compliance with the conditions as set out below, the proposed development provided a high quality design response to the site and its context and would be acceptable in terms of visual amenity in the streetscape and the wider receiving environment. 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 the design and scale of the proposed infill dwelling would not be visually incongruous and would not result in a visually obtrusive feature in the streetscape and considered that it represented a contemporary design response to a serviced infill site in an urban context.

Conditions.

1. Plans and particulars.
- 2 Materials and finishes
3. Std urban drain
- 4 IW Condition.
- 5 S 48 Unspecified.

Board Member

Date: 18/03/2020

Paul Hyde