



An  
Bord  
Pleanála

**Board Direction**  
**BD-005479-20**  
**ABP-306563-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/03/2020.

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 provisions of the Dublin City Development Plan 2016-2022, the existing pattern of development in the area, and to the limited 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 or detract from the amenities of this conservation area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

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| 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 |
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	<p>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.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>The proposed development shall be amended as follows:</p> <p>(a) The vehicle entrance shall be 2.6 metres in width only. The existing pedestrian entrance shall be retained and the remainder of the front railings shall be permanently retained.</p> <p>(b) An area of hard surfacing for parking shall be provided no wider than 3 x 5 metres with the remainder of the front garden being permanently retained in soft landscaping/planting.</p> <p>(c) There shall be no outward or inward opening gates.</p> <p>Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p><b>Reason:</b> To protect the existing amenities of this important residential conservation area and to comply with the requirements of Section 16.10.18 of the Dublin City Development Plan 2016-2022.</p>

**Board Member**

**Date:** 20/03/2020

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 Maria FitzGerald