



An
Bord
Pleanála

Board Direction
BD-007033-20
ABP-308061-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/11/2020.

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 nature and scale of the development proposed, to the pattern of development in the vicinity, to the planning history of the subject and adjoining sites, and to the policies of the Dublin City Development Plan 2016 - 2022, it is considered that, subject to compliance with the conditions set out below, the development proposed 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 development proposed would, therefore, be in accordance with the proper planning and sustainable development of the area.

1.0 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 as amended by the plans and particulars received by An Bord Pleanála on the 31st day of August, 2020, 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 |
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	<p>and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The proposed vehicular entrance gate across the laneway serving the subject site, no. 119A and 117A Strand Road shall be omitted.</p> <p>Reason: In the interest of traffic safety.</p>
3.	<p>Notwithstanding the provisions of Schedule 2, Part 1 of the Planning and Development Regulations 2001, as amended, no extensions, garages, stores, offices or similar structures, shall be erected without the prior grant of planning permission.</p> <p>Reason: In the interests of residential amenity and in order to ensure sufficient private open space be retained for the occupants of the proposed dwelling.</p>

Board Member

Date: 25/11/2020

Terry Ó Niadh