



An
Bord
Pleanála

**DP/ADP Direction
ABP-308090-20**

Proposed Development: Demolition and removal of all existing buildings and associated structures, construction of 112 no. apartments and associated site works.

Maxol Petrol Filling Station and a vacant motor sales/service garage (formerly Michael Grant Motors), Beach Road, Dublin 4.

I have had regard to the documentation on file from the prospective applicant, the submission from the planning authority and the Record of the Consultation Meeting. I have also considered the Inspector's Report and recommendation.

I hereby direct that an Opinion, pursuant to section 6(7) of the Planning and Development (Housing) and Residential Tenancies Act 2016, should issue generally in accordance with the Inspector's recommendation.

Tom Rabbette

Assistant Director of Planning

, 2020