



An
Bord
Pleanála

Board Direction
BD-007661-21
ABP-308600-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/03/2021.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below that the planning authority be directed, as follows:

- Attach condition number 7 and condition number 8
- Remove condition number 4

Reasons and Considerations

Having regard to the provisions of the Dublin City Council Development Plan 2016 – 2022, and the nature and scale of the proposed development within a 'Z1 - Sustainable Residential Neighbourhoods' with a stated objective '*to protect, provide and improve residential amenities*', it is considered that, the removal of condition numbers 4, and the attachment of condition numbers 7 and 8 would not seriously injure the visual amenities of the area or property in the vicinity and would not result in any significant negative impact on the character of the area, would be acceptable in terms of pedestrian safety and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In not agreeing with the Inspector's recommendation to remove condition numbers 7 and 8, the Board considered that the vehicular entrance widths of 3.6metres are generally only acceptable where exceptional circumstances exist and that the proposed width is excessive in this instance having regard to pedestrian safety and

streetscape character. Furthermore, the area of hard surfacing proposed would have a negative visual impact and would therefore seriously injure the visual amenity of the area.

Board Member:

Date: 05/03/2021

Michelle Fagan