



An
Bord
Pleanála

Board Direction
BD-007681-21
ABP-308902-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/03/2021.

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 mixed-use zoning designation of the area, the planning history of the site, and the general orientation of the building relative to adjoining residential properties, it is considered that, subject to compliance with the conditions set out below, the development to be retained and the proposed works would not seriously injure residential amenities, would not be prejudicial to health and safety and would otherwise be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, 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 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.

Reason: In the interest of clarity.

2. The design of the development shall be modified in the following manner:

- (i) The false windows proposed to be inserted into the zinc clad fencing along the western and eastern sides of the roof terrace shall be omitted.
- (ii) The height of the zinc-clad fencing along the rear (south-facing) side of the roof terrace shall be no more than 1.1 metres in height, and the clear opening proposed in this fence shall be omitted.
- (iii) The existing wall facing the eastern side of the property shall be finished in render.

Revised drawings showing these details, as well as details of the materials, colours and textures of all the external finishes shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of visual and residential amenity.

Board Member

Date: 11/03/2021

Dave Walsh