



**An
Bord
Pleanála**

**Board Direction
BD-008447-21
ABP-309639-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/06/2021.

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 pattern and character of development in the area, the design and scale of the development to be retained, and the provisions of the Dublin City Council Development Plan 2016-2022, it is considered that, subject to compliance with the conditions set out below, the development to be retained would not seriously injure the visual amenities of the area or the residential amenity of surrounding properties, and would not endanger public safety by reason of a traffic hazard. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity

2. Within eight weeks of any final grant of planning permission, the developer shall submit details for the written agreement of the planning authority showing:

The gate support not physically bolted or fixed into number 191 Clontarf Road or written consent from the third-party owner allowing fixings into their site. The gate support may be provided by supplementary bracing support as required behind the gateway.

Reason: In the interests of orderly development.

Board Member



Michelle Fagan

Date: 04/06/2021