

An
Bord
Pleanála

Board Direction
BD-008875-21
ABP-309674-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/08/2021.

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:

Remove condition number 3(a) (b) and (d)

Attach condition number 4

Reasons and Considerations

Condition No. 3(a) (b) and (d):

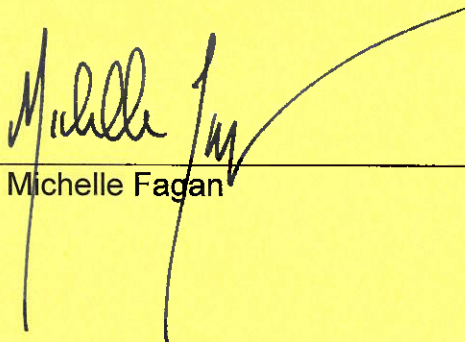
Having regard to the nature and scale of the proposed development and the pattern of development in the area, including the terraced character of the streetscape, it is considered that the modifications proposed under Condition No. 3 (a) (b) and (d) are not warranted. The proposed development would not have a significant impact on the residential or visual amenities of the area, and would, therefore be in accordance with the proper planning and sustainable development of the area.

Condition No. 4:

Having regards to the location of the proposed entrance to a junction; the provisions of the Dublin City Council Development Plan, 2016 to 2022, in particular the

provisions set out in the document 'Parking Cars in Front Gardens', which advocate the provision of narrower width entrances; it is considered that the proposed development would lead to a greater potential for conflict between road users, including vulnerable road users, in close proximity to a junction and would therefore, be contrary to the proper planning and sustainable development of the area. For these reasons it is considered that Condition No. 4 is warranted in this instance.

Board Member:



Michelle Fagan

Date: 11/08/2021