

An
Bord
Pleanála

Board Direction
BD-009453-21
ABP-309781-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/11/2021.

The Board decided, by a vote of 2:1, 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 permitted development on the site and in the area, to the provisions of the Dublin City Development Plan 2016-2022, and to the layout and design as submitted, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or general amenities of adjoining properties and would not seriously detract from the character or setting of St. Catherine's Church and Grotto. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be 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 standard windows proposed on the northern elevation shall be replaced with obviated windows.

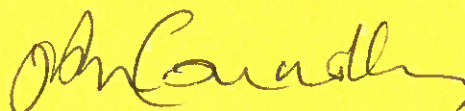
Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To protect against overlooking of adjoining properties.

3. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted on 30/07/2020 under planning register reference number 4262/19, and any agreements entered into thereunder.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

Board Member



John Connolly

Date: 16/11/2021