



An
Bord
Pleanála

Board Direction
BD-009228-21
ABP-310035-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/10/2021.

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 Z1 and Z4 zoning afforded to the site, to the pattern of permitted development in the area, to the provisions of the Dublin City Development Plan 2016 - 2022, to the planning history of the site and to the layout and design as submitted, the Board considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of adjoining properties, would not seriously injure the residential amenities of future occupants and would be acceptable in terms of traffic safety and convenience. 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 proposed development shall comply with all previous conditions attached to the parent permission, An Bord Pleanála reference ABP-307186-20 (Dublin City Council reference 4364/19) and no development shall commence on foot of this grant of permission until all pre-development conditions shall be complied with in full.

Reason: In the interest of clarity and the proper planning and sustainable development of the area.

Board Member

Maria FitzGerald
Maria FitzGerald

Date: 11/10/2021