

An  
Bord  
Pleanála

**Board Direction**  
**BD-008506-21**  
**ABP-310070-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/06/2021.

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 section 16.3.3 of the Dublin City Development Plan 2016-2022 and section 3.3.3 of the Dublin Tree Strategy 2016-2020, which allow for the relocation or replacement of street trees to facilities vehicular entrances if their removal cannot be avoided, to the existing proliferation of on-curtilage parking in front of houses in the area, and to the limited contribution that the tree that would be removed in this case makes to the appearance of the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of the safety and convenience of road users, and would be in keeping with the provisions of the development plan. The proposed development would therefore be in keeping 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

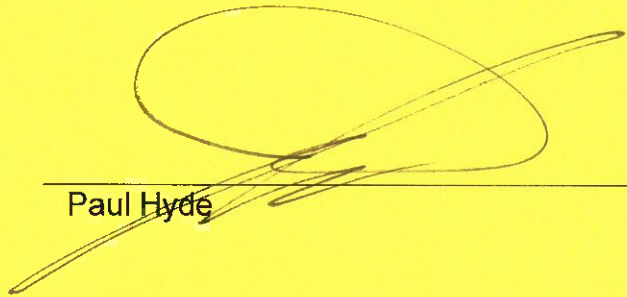
2. Prior to the commencement of development, the developer shall submit for the agreement of the planning authority full details of the planting of a tree in the street to replace that which would be removed as part of the permitted development. If agreement on these details cannot be concluded or if the planting of a replacement tree cannot be carried out in the agreed manner, the developer shall pay to the planning authority a financial contribution towards the planting of a replacement street tree elsewhere in the area, the amount of which shall be agreed between the planning authority and the developer or, in default of agreement, by An Bord Pleanála.

**Reason:** In the interests of visual amenity

3. The footpath shall be dished and reinstated in accordance with the detailed requirements of the planning authority. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services

**Reason:** In the interests of public safety and orderly development

**Board Member**



A handwritten signature in black ink, appearing to read 'Paul Hyde', is written over a horizontal line. The signature is stylized and somewhat illegible due to its cursive nature.

**Date:** 10/06/2021

