

An
Bord
Pleanála

Board Direction
BD-008886-21
ABP-310079-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/08/2021.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the nature, scale, design of the proposed development, the pattern of development in the area and the zoning objective for the site in the Dublin City Development Plan 2016-22, it is considered that, subject to the conditions set out below, the proposed development would not give rise to serious injury to the amenities of the area or of property in the vicinity and would be acceptable in terms of pedestrian and traffic safety and convenience. The proposed development would therefore be in accordance with the ppsd of the area.

Conditions

1. Planpartic
2. PA c3
3. PA c4
4. Standard construction working hours
5. Drainage arrangements, including the [attenuation and] disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

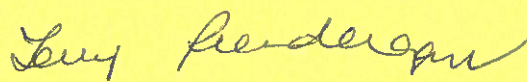
Reason: In the interest of public health.

6. S48 unspecified

In deciding not to accept the Inspector's recommendation to refuse permission, the Board had regard to S 34(13) of the Planning and Development Act, 2000, as amended, whereby a person shall not be entitled solely by reason of a permission to carry out any development. Contrary to view expressed by the Inspector, it considered that this provision satisfactorily addresses the matters raised by the third parties.

In addition, the Board considered the nature, scale and extent of the development to be appropriate in the context of the size and location of the site and considered the non-provision of car parking to be acceptable in the context of the surrounding area. It also considered the overall standard of the proposed development to be acceptable and would not result in overdevelopment of the site and that the proposed development would not give rise to serious injury to residential amenities. It considered the public notices submitted with the application to adequately describe the nature and extent of development.

Board Member



Date: 12/08/2021

Terry Prendergast