

**An  
Bord  
Pleanála**

**Board Direction  
BD-009031-21  
ABP-310225-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/09/2021.

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 established pattern of development in the area and its zoning for residential use under objective Z1 of the Dublin City Development Plan 2016-2022, and to the nature and scale of the development to be retained, which would be ancillary to the established residential use of the site, it is considered that, subject to compliance with the conditions set out below, the development would not injure the residential amenities of property in the vicinity of the site and would be in keeping with the proper planning and sustainable development of the area.

#### **Conditions**

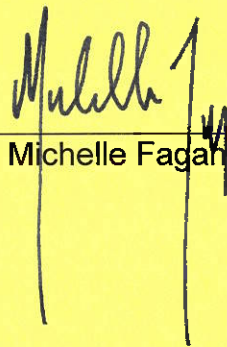
1. The development to be retained shall be in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition.

**Reason:** In the interest of clarity.

2. Water supply and 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

**Board Member**



Michelle Fagan

**Date:** 07/09/2021