

An  
Bord  
Pleanála

**Board Direction**  
**BD-008879-21**  
**ABP-310311-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/08/2021.

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.

## **1.0 Reasons and Considerations**

Having regard to the design and size of the proposed attic conversion, to the residential use of the property and, to the Dublin City Development Plan, 2016-2022 it is considered, that subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the adjoining property or the residential and visual amenities of surrounding development and would be in accordance with the proper planning and sustainable development of the area.

## **2.0 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.

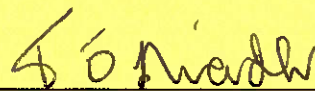
2. The attic level space hereby approved shall be restricted to use as described in the planning application and as specified in the lodged documentation, that is, as a playroom and storage

**Reason:** In the interest of clarity, the residential amenities of adjoining properties and the amenities of the area.

3. Details of the materials, colours, and textures of all the external finishes to the proposed development, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Sample panels shall be erected on site for inspection by the planning authority in this regard.

**Reason:** In the interest of visual amenity.

**Board Member**



Terry Ó Niadh

**Date:** 11/08/2021