

**An  
Bord  
Pleanála**

**Board Direction  
BD-010140-22  
ABP-310478-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/03/2022.

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 site's residential land use zoning and proximity to public transport, the nature and scale of the proposed development, and the car parking provisions of the Dublin City Development Plan 2016-2022 and the Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities, (DoHPLG, 2020) the Board considered that subject to the compliance with the conditions set out below, that the development would improve the site's accessibility for emergency vehicles and would not adversely injure the residential amenity of the area. 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, as amended by the further plans and particulars submitted on 19th April 2021, 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 Car parking spaces, 56 in total, shall be permanently allocated to the residential use and shall not be sold, rented or otherwise sub-let or leased to other parties. 8 No. of these car parking spaces shall be allocated to the mews units as per Drawing. No. PL-04, Rev. 01 dated April 2021.

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

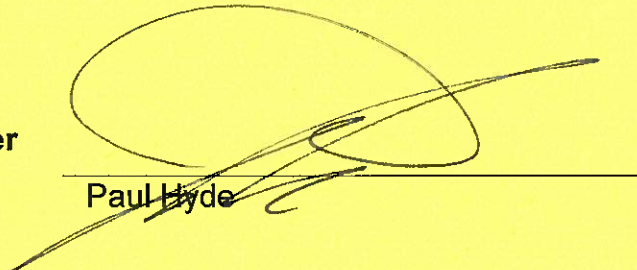
3 Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

4 Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

**Board Member**



Paul Hyde

**Date:** 01/03/2022