

An
Bord
Pleanála

Board Direction
BD-009257-21
ABP-310509-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/10/2021.

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 Dublin City Development Plan, 2016-2021 according to which the site is within an area subject to the zoning objective: Z1: *“To protect, provide for and improve residential amenities,”* to the corner site location and site configuration and, to the established pattern of adjoining and surrounding development in the area, it is considered that the proposed development for which retention is sought, subject to compliance with the conditions set out below, would not seriously injure the residential amenities of the adjoining property by reason of overlooking, overshadowing or overbearing impact, or the residential amenities and visual amenities of surrounding development and character of the area. The proposed development for which retention is sought would therefore be in accordance with the proper planning and sustainable development of the area.

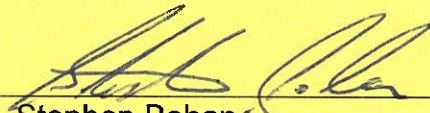
Conditions

1. The development for which retention is sought, shall be in accordance with the conditions attached to the permission granted under ABP appeal reference number ABP-302956-18 (P.A. Reg. Ref 3773/18) on 12th February, 2019 except as amended to conform with the provisions indicated in the plans lodged in connection with the application.

Reason: To ensure consistency with the development as previously permitted.

Note: The Board agreed with the planning authority in considering that financial contributions were not necessary for this retention of modification works to the previously permitted development.

Board Member



Stephen Bohan

Date: 14/10/2021