

An
Bord
Pleanála

Board Direction
BD-010204-22
ABP-310927-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/03/2022.

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

The proposed development would be in keeping with the zoning objective Z1 'to protect, provide and improve residential amenity' that applies to the area under the Dublin City Development Plan 2016-2022. It would contribute to the pedestrian permeability of the area and support travel by sustainable modes. The proposed development would be acceptable with regard to the safety and convenience of road users and would not injure the character of the area or the amenities of property in the vicinity. It would therefore be in keeping 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, 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 interests of clarity

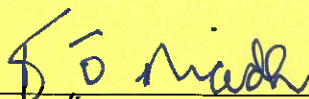
2. Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

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.

Reason: In the interest of visual amenity

Board Member



Terry Ó Niadh

Date: 09/03/2022