



An
Bord
Pleanála

**ADP/DP Direction
ABP-311079-21**

Proposed Development: Demolition of the former "Matt's of Cabra" public house and associated structures, construction of 137 no. Build to Rent apartments and associated site works. The Former "Matt's of Cabra" Public House and lands to the rear, 2A Fassagh Avenue, Cabra, Dublin 7.

I have had regard to the documentation on file from the prospective applicant, the submission from the planning authority and the Record of the Consultation Meeting. I have also considered the Inspector's Report and recommendation.

I hereby direct that an Opinion, pursuant to section 6(7) of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended should issue generally in accordance with the Inspector's recommendation.

Tom Rabbette

Assistant Director of Planning

October, 2021