

An  
Bord  
Pleanála

**Board Direction**  
**BD-009622-21**  
**ABP-311208-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/12/2021.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Remove condition number 3 & 4

Amend condition number 2 as follows

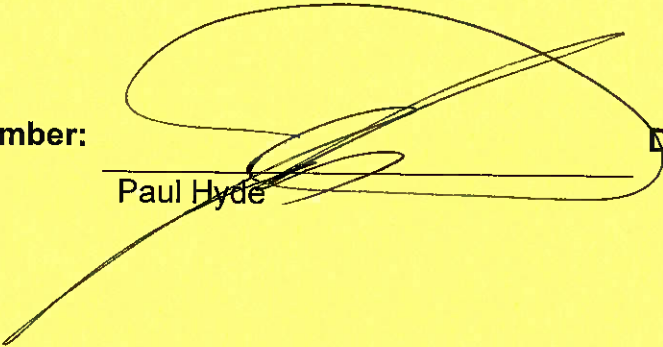
2. The proposed vehicular entrance shall not exceed 3.0 metres in width and shall not have outward opening gates. The footpath and kerb shall be dished at the road junction in accordance with the requirements of the planning authority. Details indicating the proposed compliance with the above requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of clarity, and pedestrian and traffic safety.

## Reasons and Considerations

Having regard to the nature and scale of the proposed development, the residential Z1 'Sustainable Residential Neighbourhoods' zoning for the site, and the provisions of the Dublin City Development Plan 2016-2022, it is considered that, the proposed dormer by reason of its scale and setback design would not seriously injure the residential and visual amenities of the area, and the proposed vehicular entrance would not result in the felling of a tree nor cause a traffic hazard and would, therefore, be in accordance with the proper planning and sustainable development of the area.

**Board Member:**



Paul Hyde

**Date:** 09/12/2021