



An
Bord
Pleanála

Board Direction
BD-011647-23
ABP-311340-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/01/2023.

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 location of the proposed development within an area zoned Z2 Residential Neighbourhoods (Conservation Areas) in the Dublin City Development Plan 2022-2028, to the Protected Structure Status of number 63 Highfield Road, Rathgar, and to the planning history and pattern of development of the area, it is considered by reason of the scale, form and design of the proposed development, that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual and residential amenities of properties in the residential conservation area in which it is located. Furthermore, the proposal would not materially affect the character of the adjoining Protected Structure No. 63 Highfield Road or any element of the structure that contributes to its special architectural, historical or archaeological interest. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.