



An
Bord
Pleanála

**DP/ADP Direction
ABP-312209-21**

Proposed Development: Demolition of existing structures, construction of 114 no. apartments and associated site works. 61 and 63 Fairview Strand and No. 3, No 19 and No. 21 Esmond Avenue and at rear No. 19, Philipsburgh Avenue, Fairview, Dublin 3.

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.

Stephen O'Sullivan
Assistant Director of Planning
April 2022