

An
Bord
Pleanála

Board Direction
BD-010787-22
ABP-312797-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/05/2022.

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

Remove condition number 3

Reasons and Considerations

Having regard to existing and permitted development in the area and to the Dublin City Development Plan 2016-2022, according to which the site location is within an area subject to the zoning objective Z2 "*To protect and or improve the amenities of residential conservation areas*", it is considered that the building height and the proposed second floor and balcony terrace of the development would generally be consistent with the prevailing scale and design of mews developments in the vicinity, would not be visually obtrusive or out of character with the roof heights of both existing and permitted mews development on Lullymore Terrace and would not result in a haphazard form of development along an evolving streetscape.


Furthermore, it is considered that the proposed depth of the dwelling would not seriously injure or detract from the visual amenities of the Grand Canal Conservation Corridor and the integrity and architectural character of Lullymore Terrace.

Therefore, subject to the removal of condition number 3 and compliance with the remaining conditions imposed by the planning authority, the proposed development

would be in accordance with the proper planning and sustainable development of the area.

In not accepting the Inspector's recommendation, the Board considered that the high-quality modern design of the proposed mews dwelling generally respected the scale of both existing and permitted structures in the vicinity and would not be out of character or visually discordant, as there is no single definitive building style along Lullymore Terrace. It considered that the development would generally accord with the Dublin City Development Plan policies for mews developments and in such circumstances, the inclusion of Condition Number 3 was not warranted.

Board Member:



Dave Walsh

Date: 26/05/2022