

An
Bord
Pleanála

Board Direction
BD-012629-23
ABP-313469-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/06/2023.

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, that the planning authority be directed, as follows:

- Attach condition number 2

- Amend condition number 3 as follows:

Development shall not commence until revised plans, drawings and particulars showing the following amendments have been submitted to, and agreed in writing with, the planning authority and such works shall be fully implemented prior to the occupation of the building.

(a) The proposed extension, setting the front building line forward at ground, first and attic level, shall be omitted.

(b) The building line, roof pitches and ridge height, shall be consistent with those approved under planning appeal file reference number 2726/19 An Bord Pleanála reference number ABP-304811-19 and planning register reference number 2101/21.

(c) The proposed front porch shall be omitted.

(d) The front garden boundary wall, forward of the building line facing Griffith Walk, shall not exceed a height of 1.2 metres. The front garden boundary facing Grace

Park Terrace shall be as approved under planning register reference number 2101/21.

(e) There shall be one roof light only on the front plane of the roof of the house to be developed at 6A Griffith Walk. This roof light shall be consistent in scale with the proposed roof light on the front plane of the roof of the house at 6 Griffith Walk.

(f) The attic shall not be used for habitable purposes unless it complies with the building regulations.

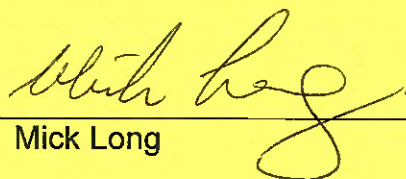
(g) Details of the materials, colours and textures of all the external finishes to the proposed dwelling shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

(h) All internal and external works to give the effect of the above.

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022-2028 and to the nature, form, scale and design of the proposed development, under subsection (1) of section 139 of the Planning and Development Act, 2000 (as amended) to attach condition number 2 and to amend condition number 3 so that they shall be as set out above. The terms of the Section 48 scheme have been properly applied in this instance based on the total floor of the residential development. The proposed alterations of condition number 3 would not seriously injure the visual amenities, would establish the character or appearance of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member:


Mick Long

Date: 28/06/2023