

An  
Bord  
Pleanála

**Board Direction**  
**BD-013643-23**  
**ABP-313610-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/09/2023.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the Z1 land use zoning objective for the area where service installations of the type proposed are permissible, as indicated in the Dublin City Development Plan 2022-2028, and also having regard to the nature, scale, design and location of the proposed development, the Board was satisfied that, subject to compliance with the conditions below, the proposed development would not seriously injure the residential or visual amenities of the area and would not adversely affect the character or setting of the neighbouring architectural heritage. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the development represented an appropriate form of utility infrastructure, common in urban/suburban areas and its relatively modest scale and discreet location would mitigate visual impacts to an acceptable level. The Board noted that the Inspector's recommended reason for refusal related to this one issue (visual amenity) and the Board agreed with the Inspector's assessment and recommendation in all other aspects.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to the commencement of development.

**Reason:** In the interest of clarity.

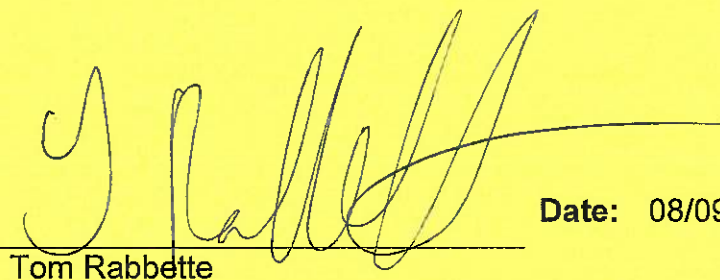
2. Site development and building works shall be carried only out between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 hours to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

3. The developer shall prevent any mud, dirt, debris or building material being carried onto or placed on the public road or adjoining properties as a result of the site works and repair any damage to the public road arising from carrying out the works.

**Reason:** In the interests of orderly development.

**Board Member**



Tom Rabbette

**Date:** 08/09/2023