

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/03/2023.

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

- 1.1. Having regard to the zoning objective of the area, the design, layout and scale of the proposed development including the orientation and separation distances between the proposed dwelling and neighbouring dwellings; the pattern of development in the area, and local and national policy in support of the development of infill sites and the consolidation of urban areas it is considered that, subject to compliance with the conditions below, the proposed development would not seriously injure the visual amenities of the area or residential amenity of property in the vicinity. The proposed development for which permission is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

2.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as received by An Bord Pleanála on 19th November 2022, 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 commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

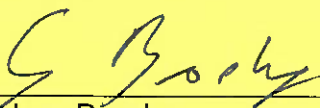
2. The development outside of the alterations set out in the plans and particulars lodge with this application, shall comply with the conditions attached to the Board grant of permission ABP-302262-18, in full including in particular the retention of the boundary wall at the corner of Chanel Grove and Beechpark Avenue such that additional vehicle parking will not occur within the curtilage of the site in this area.

Reason: In the interest of clarity.

3. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, no development falling within Classes 1, 3 and 5 of Schedule 2, Part 1 to those Regulations shall take place within the curtilage of the house without a prior grant of planning permission.

Reason: In the interest of orderly development, and to allow the planning authority to assess the impact of any such development on the amenities of the area through the statutory planning process.

Board Member



Stephen Brophy

Date: 15/03/2023