



An  
Bord  
Pleanála

**Board Direction**  
**BD-014657-23**  
**ABP-315250-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/11/2023.

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**

Having regard to the design, layout and scale of the proposed development and the existing site context it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual and residential amenities of streets/properties in the area, would not detract from the character and integrity of the conservation area which it abuts and would be acceptable in terms of access/parking provision. The proposed development would, therefore, be in accordance with the Z1 zoning objective of the Dublin City Council Development Plan 2022-2028 and the proper planning and sustainable development of the area.

### **Conditions**

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| 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 |
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|    | <p>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.</p> <p><b>Reason:</b> In the interest of clarity.</p>  |
| 2. | <p>The proposed development shall be amended as follows:</p> <p>a) The height of the northern boundary wall of the proposed stores reduced to match the height of the existing common boundary wall with No. 75 Terenure Road North.</p> <p>b) A minimum of 5 no. Sheffield style parking spaces provided to the rear of the site.</p> <p>Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p><b>Reason:</b> In the interests of residential amenity and to ensure that adequate parking facilities are permanently available to serve the proposed development.</p> |
| 3. | <p>Prior to the commencement of development, details of the materials, colours and textures of all external finishes including samples, shall be submitted to and agreed in writing by the Planning Authority.</p> <p><b>Reason:</b> In the interests of orderly development and the visual amenities of the area.</p>  |
| 4. | <p>Gates to the pedestrian access shall be inward opening.</p> <p><b>Reason:</b> In the interest of pedestrian safety.</p>  |
| 5. | <p>No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment, unless authorised by a further grant of planning permission.</p> <p><b>Reason:</b> To protect the residential amenities of property in the vicinity and the visual amenities of the area.</p>  |

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| 6. | <p>Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p><b>Reason:</b> In the interest of public health.</p>   |
| 7. | <p>The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.</p> <p><b>Reason:</b> In the interests of public safety and residential amenity.</p>          |
| 8. | <p>The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developers expense.</p> <p><b>Reason:</b> To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interests of orderly development.</p> |
| 9. | <p>No part of the proposed development shall oversail the application site boundaries.</p> <p><b>Reason:</b> In the interests of clarity.</p>   |

**Board Member**



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Joe Boland

**Date:** 23/11/2023

