

An
Bord
Pleanála

Board Direction
BD-015050-24
ABP-315353-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/01/2024.

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.

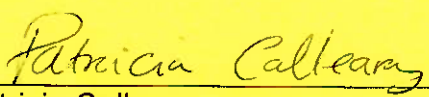
Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022-2028, the pattern of development in the area and the design and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area or of property in the vicinity, would not cause a traffic hazard and would comply with the relevant provisions of the Dublin City Development Plan 2022-2028, including in particular policy SMT25 in relation to on-street parking and section 4.3 (Parking in Front Gardens) of Appendix 5 of the plan. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1.	<p>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 commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>Prior to the commencement of development, the developer shall submit to and agree in writing with the planning authority the following details:</p> <p>(i) Revise the design to replace the proposed hardwood gates with concrete pillars to a height of c.1.7m together with open railings and vehicular gate such that it shall provide adequate visibility for vehicles leaving the site entrance and to improve visibility for pedestrians and vehicles traversing the site.</p> <p>Reason: In the interest of visual amenity and traffic safety.</p>
3.	<p>Prior to the commencement of development, the applicant shall liaise with the Transportation Department of Dublin City Council, with regards to the extent of on-street car parking that shall be removed by the proposed development.</p> <p>Reason: In the interest of maximising the provision of on-street car parking available in the area.</p>

Board Member


Patricia Calleary.

Date: 15/01/2024