

An  
Bord  
Pleanála

**Board Direction**  
**BD-015097-24**  
**ABP-315398-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/01/2024.

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**

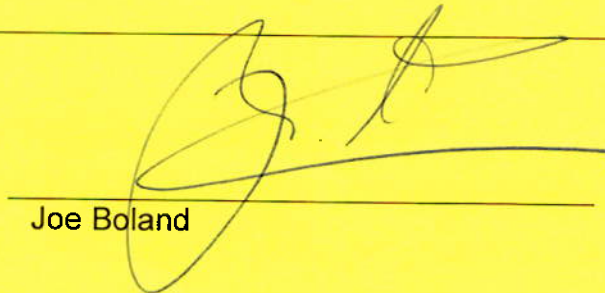
Having regard to the existing entrance and the provisions of the Dublin City Development Plan 2022-2028, including the zoning objective for the site and the provisions of Appendix 5 Transport and Mobility: Technical Requirements, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the provisions of the development plan and would be acceptable in terms of public and traffic. The proposed development would, therefore, be in accordance with 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 conditions require details to be agreed with the planning |
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	<p>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: In the interest of clarity.</b></p>
2.	<p>The vehicular entrances shall not exceed 3.0 metres in width and shall not have outward opening gates. A revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the Planning Authority prior to the commencement of development.</p> <p><b>Reason: In the interest of public safety.</b></p>
3.	<p>Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.</p> <p><b>Reason: To ensure adequate servicing of the development, and to prevent pollution</b></p>
4.	<p>Any ancillary works to facilitate the development on lands outside the site shall be agreed in writing with the planning authority prior to the commencement of development.</p> <p><b>Reason: In the interest of orderly development</b></p>
5.	<p>Site development and building works shall be carried out between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p><b>Reason: In order to safeguard the residential amenities of property in the vicinity</b></p>

Board Member

  
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 Joe Boland

Date: 17/01/2024