



An
Bord
Pleanála

Board Direction
BD-013003-23
ABP-316141-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/07/2023.

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

It is considered that the development proposed to be retained, subject to compliance with the conditions set out below, would be in accordance with the land-use zoning objective Z2 for the site as set out in the Dublin City Development Plan 2022-2028, and would not seriously injure the amenities of the area. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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.

Reason: In the interest of clarity.

2. The development shall comply with the conditions attached to the permission granted under planning register reference number 3729/21, excepted as may be amended in order to comply with the conditions attached to this permission.

Reason: In the interest of clarity.

3. The flat roofs in the setback areas above first floor level to the front and rear of the house shall not be used as amenity space and shall only be accessible for the purposes of emergency access and/or essential maintenance.

Reason: In the interests of residential amenity and clarity.

4. 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.

Reason: In the interest of public health and to ensure a proper standard of development.

5. The extended house shall be used as a single dwelling unit.

Reason: In the interest of clarity.

Board Member



Date: 24/07/2023

Peter Mullan