



An
Bord
Pleanála

Board Direction
BD-015765-24
ABP-316288-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/03/2024.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Attach condition number 3

Attach condition number 5(a)(iv)

Remove condition number 4

Remove condition number 5(a)(i)

Reasons and Considerations

In relation to condition no. 3, the Board considered that the proposed vehicular entrance at this location would adversely impact on the character and setting of the protected structure on the site and the residential conservation area in which it is located by reason of alterations to original boundary railings, amendments to the original front garden layout and relocation of the heritage streetlamp (particularly as there may be alternative solutions for on-site parking to the rear of the dwelling which could mitigate these impacts on the architectural heritage). The Board was also not satisfied that the trip generation associated with the entrance would not have an adverse impact on the adjacent mature lime tree. In addition, the Board considered

that a vehicular entrance at this location would create a traffic hazard due to restricted sightlines to the north.

In relation to condition no. 5(a)(iv), the Board considered that the attachment was reasonable in this instance in the interests of architectural heritage conservation.

In relation to condition no. 4, the Board considered the condition unwarranted as the subject long bay window did not adversely impact on the character or setting of the protected structure and overall provided for improved residential amenity within the dwelling.

In relation to condition 5(a)(i), the Board considered the condition unwarranted as the extension as submitted in response to the further information request did not adversely impact on the character or setting of the protected structure.

Board Member:



Tom Rabbette

Date: 07/03/2024