

An
Bord
Pleanála

Board Direction
BD-015929-24
ABP-317739-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/03/2024.

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 Z1 zoning designation as included in the Dublin City Development Plan 2022-2028, the nature of the development and the immediate context as well as the pattern of development in the area, it is considered that the proposed development would be acceptable in design and transport terms, would not seriously injure the amenities of adjoining properties or the character, setting, or appearance of the Haddon Road ACA, and would otherwise be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application [as amended by the further plans and particulars submitted to An Bord Pleanála on the 8th day of August 2023], except as may otherwise be required in order to comply with the following

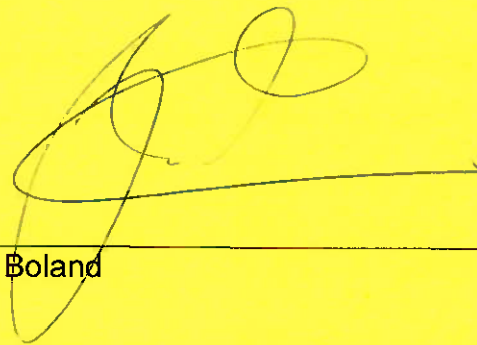
conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Details of planting to the front boundary and surface materials for the parking space shall be submitted to and approved in writing by the Planning Authority prior to commencement of development.

Reason: In the interest of the visual amenities of the area.

Board Member

A handwritten signature in black ink, appearing to read 'Joe Boland', is written over a horizontal line. The signature is stylized and somewhat cursive.

Joe Boland

Date: 26/03/2024