



An
Bord
Pleanála

Board Direction
BD-016367-24
ABP-317842-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/05/2024.

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 pattern and character of existing development in the area, the design and scale of the proposed development, the planning history of the site, and the provisions of the Dublin City Development Plan 2022 - 2028, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in accordance with the zoning objective for the site, would not detract from the visual amenity or built heritage of the area, including Riversdale House (a protected structure), would provide an acceptable standard of residential amenity for the prospective residents, would not seriously injure the residential amenity of surrounding properties, and would not endanger public safety or convenience by reason of traffic generation or otherwise. The proposed development would, therefore, 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, 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. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted on the 26th day of January, 2023 under An Bord Pleanála appeal reference number PL 29S.311013, planning register reference number 2027/21, and any agreements entered into thereunder.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. Prior to the commencement of any work on site, the Applicant shall submit the following to the planning authority for prior written agreement:

(a) A revised site layout plan of scale 1:100 which, in terms of car parking, vehicular entrances, front boundary treatments and landscaping, is as permitted under planning reg. ref. no. 2027/21 (ABP-311013-21).

Reason: In the interests of orderly development and the proper planning and sustainable development of the area.

4. A comprehensive boundary treatment and landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. This scheme shall include the following:
- (a) details of all proposed hard surface finishes, including samples of proposed paving slabs/materials for footpaths, kerbing and road surfaces within the development;
 - (b) proposed locations of trees and other landscape planting in the development, including details of proposed species and settings;
 - (c) details of proposed street furniture, including bollards, lighting fixtures and seating; and
 - (d) details of proposed boundary treatments at the perimeter of the site, including heights, materials and finishes.

The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme.

Reason: In the interest of visual amenity.

Board Member



Eamonn James Kelly

Date: 21/05/2024

Note

Having considered the submitted plans, drawings and shadow study, the Board was satisfied that acceptable limits proposed by BRE guidance was exceeded regarding the design of house number 1 with respect to number 9 Riversdale Avenue. The Board therefore considered that the Inspector's recommended condition number 3 is not warranted and therefore omitted.