

An
Bord
Pleanála

Board Direction
BD-016863-24
ABP-318057-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/06/2024.

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 provisions of the Dublin City Development Plan 2022-2028, including the 'Z1' zoning objective for the area, and Policy SC5 Urban Design and Architectural Principles, Section 15.11 House Developments, and Appendix 18 Ancillary Residential Accommodation of the Development Plan, and having regard to the siting and high level nature of the window to be retained, it is considered that the development would not unacceptably affect the residential amenities of dwellings in the area, including No. 43 Kincora Road, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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| 1. | <p>The development shall be completed and retained in accordance with the plans and particulars lodged with the application on the 29th day of June 2023. The development hereby approved for retention shall adhere to the decision of An Bord Pleanála ABP Ref. No. 310237-21 and its attached conditions. For the avoidance of doubt, this permission does not approve any other development, including development shown on the plans, particulars and specifications, the nature and extent of which has not been adequately stated in the statutory public notices.</p> <p>Reason: In the interest of clarity.</p> |
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Board Member


Martina Hennessy

Date: 28/06/2024