



An  
Bord  
Pleanála

**Board Direction**  
**BD-016902-24**  
**ABP-318353-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/07/2024.

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 planning history of the site, the character of the local area, the nature, scale and extent of the development proposed for retention and permission, to the established built form at the subject site, and to the relevant provisions of the Dublin City Development Plan 2022-2028, it is considered that subject to the conditions set out below, the development proposed for retention and permission, would not seriously injure the visual or residential amenities of the area, or the amenities of property in the vicinity, would provide an acceptable standard of accommodation for future residents, would not, by reason of overlooking, lead to loss of privacy or amenity in neighbouring properties, and would be acceptable and in accordance with the provisions of the Dublin City Development Plan 2022-2028. The development proposed for retention and permission 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 as amended by further information received on 14th September 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 The developer shall undertake the following amendments, the details of which are to be submitted to and agreed with the local planning authority:-
  - a) A covered lockable bike store shall be provided at the rear of the site for a minimum of 6 bikes.
  - b) A covered bin store shall be provided at the rear of the site.
  - c) The window at first floor level on the south west gable (in unit 6) shall be a high level window.
  - d) The flat roof to rear of unit 5 shall not be used for sitting out or as a terrace. A guard rail shall be provided to the French window in unit 5 to prevent it serving as an access to the roof.
  - e) The three front dormer windows shall be set above the existing eaves level of the roof.
  - f) External wall-mounted lighting to the rear and side of the building shall be replaced by low-level mounted lights (less than 50cm from ground level).
  - g) Four small ornamental trees (Malus, Prunus or similar), staked and with tree guards, shall be planted in the green space to the rear.

Reason: In the interest of residential amenity

- 3 The developer shall enter into water and wastewater connection agreements with Irish Water.

Reason: In the interest of public health.

- 4 Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works.

Reason: In the interest of public health.

- 5 Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays.

Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority. Reason: In order to safeguard the residential amenities of property in the vicinity.

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**Board Member**

  
Stephen Bohan

**Date:** 03/07/2024