

An
Bord
Pleanála

Board Direction
BD-018626-25
ABP-319767-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/01/2025.

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 nature, scale, location and design of the development to be retained, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would comply with the zoning objective for the site, as set out in the Dublin City Council Development Plan 2022-2028, would not seriously injure the visual or residential amenity of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out, completed and retained 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 within

three months from the date of this order and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.


2. The disposal of surface water, foul sewage, trade effluent and soiled water shall be in accordance with the requirements of the planning authority.

Reason: In the interest of public health.

3. Manufactured opaque or frosted glass shall be installed and permanently maintained on the window of the attic as indicated on Drawing No. 2220/103 lodged with the application on 28th February 2024. The application of film to the surface of clear glass is not acceptable.

Reason: In the interest of residential amenity.

Board Member


Marie O'Connor

Date: 13/01/2025