



An
Bord
Pleanála

Board Direction
BD-018664-25
ABP-319814-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/01/2025.

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 of the development proposed to be retained, the provisions of the Dublin City Development Plan 2022-2028 and the policies regarding Protected Structures specifically Policy BHA2 (Development of Protected Structures), it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained, would not seriously injure the character or setting of the existing Protected Structure at number 37 Northumberland Road (R.P.S. number 5900), would not seriously injure the amenity of neighbouring properties, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. For the avoidance of doubt the timber trellis screen shall be omitted.

Reason: In the interest of clarity and in the interest of the protection of architectural heritage.

Board Member



Mary Henchy

Date: 16/01/2025