

An
Bord
Pleanála

**Board Direction
BD-018245-24
ABP-320211-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/11/2024.

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

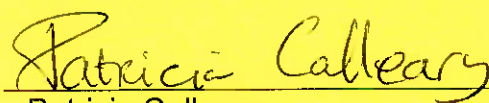
Having regard to the existing character and pattern of development in the vicinity, and the minor and specific nature of the development proposed to be retained, comprising alterations to the upper floor windows on the front façade and the re-configuration of the entrance, comprising removal of an intermediate pier where no widening of the overall access to the site is proposed and which does not give rise to a traffic hazard or set a precedent in relation to same, and having regard in particular to Appendix 5, Section 4.3.1 of the Dublin City Development Plan 2022-2028, it is considered that, subject to compliance with the condition set out below, the development proposed to be retained would be in accordance with the proper planning and sustainable development of the area.

Condition

The development shall be retained in accordance with the plans and particulars lodged with the application.

Reason: In the interest of clarity.

Board Member


Patricia Calleary

Date: 18/11/2024