

An  
Bord  
Pleanála

**Board Direction**

**BD-018959-25**

**ABP-320875-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/02/2025.

The Board (in a majority 2:1 decision) decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons & Considerations**

Having regard to the contribution of this development to the amenities of the subject property and to the safety of its occupants, to its consistency with the pattern of development in the area and to the measures proposed to protect the nearby roadside tree, it is considered that this development, subject to compliance with the conditions set out below, would be unlikely to have a material effect on the health of the roadside tree, would not contravene the relevant policies of the Dublin City Development Plan 2022-2028, would not give rise to injury to the amenities of the area, would not set an undesirable precedent and would therefore be consistent 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 the further plans and particulars submitted on the 7<sup>th</sup> day of August 2024, 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 layout of the entrance shall be in accordance with the details set out on the drawing described as Proposed Site Plan (Revised) submitted on the 7<sup>th</sup> day of August 2024 and shall not encroach any closer than 2.5 metres to the roadside tree in front of No. 56 Broombridge Road.

**Reason:** In the interest of personal safety and to avoid damage to the root system of the roadside tree.

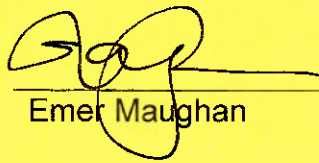
3. The developer shall comply with the requirements set out in the Codes of Practice from the Drainage Division, the Transportation Planning Division and the Noise & Air Pollution Section. In particular, any new paving shall be carried out in a sustainable manner so that there is no increase in surface water run-off to the drainage network.

**Reason:** To ensure a satisfactory standard of development.

4. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday 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.

**Board Member:**



Emer Maughan

**Date:** 19/02/2025