An Bord Pleanála

Board Direction
BD-019229-25
ABP-321461-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/03/2025.

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 grounds of appeal, the applicant's response, the residential conservation zoning objective and the framework provided by the Dublin City Development Plan 2022-2028, it is considered that the proposed development, subject to compliance with the conditions set out below, would provide a reasonable upgrade of residential accommodation on site, would be in accordance with Appendix 18 (Ancillary Residential Accommodation) and Policy Objective BHA9 (protection of conservation areas) of the Dublin City Development Plan 202-2028, would not result in an adverse impact on neighbouring properties, including the adjoining property to the north at number 167A Strand Road and 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 except as may otherwise be required in order to comply with the following conditions. Where such conditions
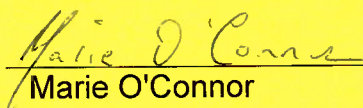
require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. 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.

Board Member _Marie O'Connor_
Marie O'Connor

Date: 19/03/2025