



An
Bord
Pleanála

Board Direction
BD-005469-20
ABP-306174-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/03/2020.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Remove condition number 2

Reasons and Considerations

Having regard to the residential land use zoning of the site, the nature and scale of the proposed development and the remaining rear garden in excess of 35 m, the Board considered that the modifications required by the Planning Authority in its imposition of condition no. 2 are not warranted, and that the proposed development, with the omission of condition no. 2, would not have a significant negative impact on the character and scale of the existing dwelling and the residential amenities of neighbouring properties. Therefore, the proposed development would be in accordance with the proper planning and sustainable development of the area.

Board Member:

Date: 19/03/2020

Paul Hyde