



An
Bord
Pleanála

Board Direction
BD-006032-20
ABP-306824-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/07/2020.

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, 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 its orientation to the north-east of the adjoining property at No. 115 Brian Road, it is 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 have no significant overshadowing or overlooking impact on any neighbouring property and would be acceptable in terms of form and scale. Therefore, the proposed development would be in accordance with the proper planning and sustainable development of the area.

Board Member:

Date: 01/07/2020

Michelle Fagan