



An
Bord
Pleanála

Board Direction
PL29N.247314

The submissions on this file and the Inspector's report were further considered at a Board meeting held on February 6th 2017.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000.

The Board also decided, on a vote of two to one, generally in accordance with the recommendation of the Inspector, and for the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Remove condition number 3, and the reason therefor.

REASONS AND CONSIDERATIONS

Having regard to the scale, form and design of the proposed development and to the scale and character of the existing buildings in the vicinity, it is considered that the proposed development, as modified by way of the revised drawings submitted to the planning authority on the 3rd day of August 2016, would not unduly affect the setting of the protected structures at Nos. 23 to 25 Benburb Street, would not seriously injure the visual amenity of the area and would provide an appropriate frontage onto Benburb Street. Accordingly, it is considered that the omission of a floor from the proposed building, as required by condition 3 of the planning authority's decision, was not warranted.

Board Member

Philip Jones

Date: 6th February 2017