



An
Bord
Pleanála

Board Direction
PL93.248056

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 22nd 2017.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, generally as recommended by the Inspector, and for the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Attach condition 8(b), and the reason therefor.

Reasons and Considerations

Having regard to the existing and permitted site levels of the adjoining properties, and in particular the finished floor level required by the planning authority under permission register reference number 15/434 in respect of site number 3, and notwithstanding the levels originally indicated in the overall planning permission for this estate in 2000, it is considered that the lowering of the finished floor level of the subject house, as required by condition 8(b), is warranted in order to protect the residential amenities of adjacent properties and to provide for an appropriate gradation of finished floor levels in the interest of visual amenity.

Board Member: _____

Philip Jones

Date: 22nd May 2017