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**Board Direction**  
**PL 29S 248243**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on June 8<sup>th</sup> 2017.

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:

Attach condition number 8

Amend condition number 3 as follows

### **Condition No 3**

The development shall be modified as follows:

The first floor extension shall be modified such that the existing chimney and rear elevation is retained and any extensions does not extend beyond the existing first floor return rear wall and does not extend over the shoulder of the existing gable.”

Prior to the commencement of the development, the applicant shall submit and agree revised, plan, section and elevation drawings in writing with the planning authority.

**Reason:** In the interest of the protection of the residential amenities of the adjoining property and the protection and integrity of existing historical fabric and architectural character of the residential conservation area.

### **Reasons and Considerations**

It is considered that subject to the amendment of Condition No 3 and the inclusion Condition No 8. The proposed development would not seriously injure the residential amenities of the adjoining property and would not adversely impact the integrity and character of the existing building and adjoining buildings on Mountpleasant Avenue Upper within the residential conservation area and would therefore, be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

**Date:** 08.06.17

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Paul Hyde