



An  
Bord  
Pleanála

**Board Direction**  
**PL29S.249431**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16<sup>th</sup> January 2018.

The Board decided to treat this case under section 139 of the Planning and Development Act 2000. The Board also decided that the planning authority be directed to attach Condition number 3 generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to:

- (a) the provisions of the Dublin City Development Plan 2016-2022,
- (b) the modest size of the site and the distance from the adjoining properties,
- (c) the nature, scale and orientation of the development proposed, and
- (d) the pattern of development in the area,

The Board considered that the inclusion of those amendments required in condition no. 3 necessary for the protection of the residential amenities of the neighbouring properties and the proper planning and sustainable development of the area.

**Board Member**

**Date:** 16<sup>th</sup> January 2018

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John Connolly