



An
Bord
Pleanála

Board Direction
BD-000214-17
ABP-300407-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20th April, 2018.

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 3

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,

It is considered that the inclusion of those amendments required in Condition No 3 are 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: 20th April, 2018

Terry O'Niadh