



An  
Bord  
Pleanála

**Board Direction**  
**BD-000644-18**  
**ABP-301192-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on July 10<sup>th</sup> 2018.

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 to remove condition number 4(a), and the reason therefor.

### **Reasons and Considerations**

Having regard to the nature and scale of the proposed development and the pattern of development in the area, including front rooflights on numerous houses in the immediate vicinity of the subject site, it is considered that the modification to the proposed development, as required by the Planning Authority in its imposition of condition number 4(a), was not warranted, and that the proposed development, with the omission of condition number 4(a), would not have a significant impact on the amenities of the area or on the residential amenities of property in the vicinity, would be acceptable within the streetscape and would, therefore, be in accordance with the proper planning and sustainable development of the area.

**Board Member**

**Date:** 10<sup>th</sup> July 2018

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Philip Jones