



An  
Bord  
Pleanála

**Board Direction**  
**BD-000651-18**  
**ABP-301219-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 10.07.2018.

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:

Amend condition number 3(a) as follows

The proposed dormer on the western elevation facing Castle Avenue shall be omitted.

### **Reasons and Considerations**

It is considered that, subject to compliance with revised condition no.3(a), the proposed development would generally accord with the design standards for such development under Appendix 17, Vol.2 of the Dublin City Development Plan 2016-2022, would not be unduly out of character with the pattern of development in the vicinity, would not set an undesirable precedent for development or seriously injure the amenities of property in the vicinity, would be consistent with the zoning objective pertaining to the site, Z1 '*To protect, provide for an improve residential amenities*', and would be in accordance with the proper planning and sustainable development of the area.

**Board Member**

**Date:** 10/07/2018

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Terry Prendergast