



An
Bord
Pleanála

Board Direction
BD-001627-18
ABP-302077-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/11/2018.

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:

Remove condition number 2 (a)

Reasons and Considerations

It is considered that having regard to the site context, including the existing pattern of development including alterations to neighbouring dwellings at roof level, the design of 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 and would not be unduly out of character with the pattern of development in the vicinity, would not 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: 14/11/2018

Stephen Bohan