



An
Bord
Pleanála

Board Direction
BD-002004-18
ABP-302380-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/12/2018.

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 / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Remove condition number 2

Reasons and Considerations

Having regard to the limited size of the site and its position adjacent to a laneway which functions primarily as a service route to the rear of existing properties, it is considered that the set back of the proposed extension required by Condition No 2 (a) is not warranted in terms of the protection of existing amenities and should therefore be removed. It is also considered that Condition No 2 (c), (d) and (f) are not justified or necessary in terms of the protection of the amenities of adjoining property or the character of the area and should also therefore, be removed.

Note: In deciding not to accept the inspector's recommendation to attach conditions 2 c, d & f, the Board was satisfied that the removal of these conditions was warranted and would not compromise the residential amenities of adjoining properties or the character of the area.

Board Member:

Date: 18/12/2018

Paul Hyde