



An  
Bord  
Pleanála

**Board Direction**  
**BD-001686-18**  
**ABP-302387-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/11/2018.

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

Attach condition number 2

### **Condition 2**

The development shall incorporate the following amendments;

- a) The first floor extension shall project no further than the first floor projection of the extension to number 15 Liffey Terrace (3.2m or whichever is the lesser).
- b) The velux window and solar panels to the front roof slope are to be permanently omitted from the plans.
- c) Development shall not commence until revised plans, drawings and particulars showing the above amendments have been submitted to, and agreed in writing by the Planning Authority, and such works shall be fully implemented prior to the occupation of the buildings

**Reason:** In the interest of the proper planning and development of the area

## **Reasons and Considerations**

Having regard to the zoning objective, Z1; “to protect provide for and improve residential amenities” according to the Dublin City Development Plan 2016-2022, to the character of the existing dwelling and to the established pattern, scale and architectural character of the area, and to the pattern of permissions granted in the area, it is considered that subject to condition 2 the proposed development would not injure the residential amenities of the area and would be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

**Date:** 19/11/2018

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Paul Hyde