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Bord  
Pleanála

**Board Direction**  
**BD-003937-19**  
**ABP-304473-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/8/2019.

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 2 as follows:

Samples of the proposed external finish materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

### **Reasons and Considerations**

Having regard to the nature, scale and design of the proposed development, which is acceptable in the context of the visual amenities of the area and the residential amenities of adjoining properties, the proposed development would be consistent with Development Plan Policy and acceptable in the context of the proper planning and sustainable development of the area.

**Board Member:**

**Date:** 30/08/2019

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Michelle Fagan