



An  
Bord  
Pleanála

**Board Direction**  
**BD-004355-19**  
**ABP-304909-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/10/2019.

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:

Remove condition number 3

### **Reasons and Considerations**

Having regard to the modest nature of the proposed development, the residential zoning objective relating to the site as provided for in Dublin City Development Plan 2016-2022, it is considered that the proposed development would not seriously injure the visual or residential amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In not agreeing with the inspector, the board considered that the extent of the proposed extension would not have a significant adverse impact on the residential amenities of the adjoining property.

**Board Member:**

**Date:** 23/10/2019

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Michelle Fagan