



An
Bord
Pleanála

Board Direction
BD-004694-19
ABP-305549-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/12/2019.

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

Remove condition number 3(b) and condition number 8

Reasons and Considerations

Having regard to the residential land use zoning of the site, the nature and scale of the proposed development, the alterations which have already been permitted to the roof profile and the remaining site area on foot of the proposed development, it is considered that the modifications and requirements of the Planning Authority, in its imposition of Condition No. 3(b) and Condition No. 8 are not warranted, and that the proposed development, with the omission of these conditions, would have no significant negative visual impact on the dwelling or the streetscape and would have no negative impact on the future development of the subject site. Thus, the proposed development would be in accordance with the proper planning and sustainable development of the area.

Board Member:

Date: 09/12/2019

Michelle Fagan