



An  
Bord  
Pleanála

**Board Direction**  
**BD-005088-20**  
**ABP-305616-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/02/2020.

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 nature and scale of the proposed development, the existing pattern of development in the area and the provisions of the Cork County Development Plan 2014, it is considered that the modification to the proposed development, as required by the planning authority in its imposition of condition number 3, was not warranted, and that the proposed development, with the omission of condition number 3, would not detract from the visual amenities of the area, would be acceptable within the streetscape and would, therefore, be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

**Date:** 05/02/2020

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Maria FitzGerald