



An
Bord
Pleanála

Board Direction
BD-006398-20
ABP-307192-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/09/2020.

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

Remove condition number 2

Amend condition number 1 as follows

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 20th day of December 2019. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interests of clarity.

Reasons and Considerations

Having regard to the nature and scale of the development as proposed, the pattern of development at this location, it is considered that the proposed development would be satisfactory in the context of the visual amenities of the area and the amenities of adjoining residential properties and that the alterations required under Condition no. 2 are onerous, unnecessary and would severely compromise the quality accommodation achievable.

Board Member:

Date: 03/09/2020

Paul Hyde