



An
Bord
Pleanála

Board Direction
BD-006445-20
ABP-307346-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/09/2020.

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 that the planning authority be directed, as follows:

Remove condition number 3(a)

Reasons and Considerations

Having regard to the modest nature of the development, the provisions of the Dublin City Development Plan 2016-2022, and the pattern of development in the area, it is considered that the proposed development would not seriously injure the visual and residential amenities of the area or of property in the vicinity.

In deciding not to accept the inspector's recommendation to attach condition 3(a), the board considered that the proposed development which is modest in scale, would not adversely affect the character or distinctiveness of the local area or streetscape. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member:

Date: 11/09/2020

Michelle Fagan