



An
Bord
Pleanála

Board Direction
BD-006692-20
ABP-307544-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/10/2020.

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:

Attach condition number 3

Reasons and Considerations

- 1.1. Having regard to the pattern of development in the area and the nature and scale of the development to be retained, it is considered that, the removal of condition 3, which seeks to reduce the overbearing and overshadowing effects of the development, would impact negatively on the residential amenities of neighbouring properties and would set a precedent for similar undesirable development in the vicinity and would therefore be contrary to Section 16.10.12 and Appendix 17, Section 17.2 and 17.5 of the Dublin City Development Plan 2016-2022. Therefore, the planning authority's Condition 3 is warranted.

Board Member:

Date: 12/10/2020

Terry Ó Niadh