



An  
Bord  
Pleanála

**Board Direction**  
**BD-006822-20**  
**ABP-307825-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/10/2020.

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 that the planning authority be directed, as follows:

**Remove condition number 3(a) and 3(b).**

### **Reasons and Considerations**

Having regard to the residential land use zoning of the site, the nature and scale of the proposed development and the existing pattern of development on neighbouring sites, it is considered that the modifications and requirements of the Planning Authority, in its imposition of Condition No. 3 (a) and (b), are not warranted, and that the proposed development, with the omission of these conditions, would have no significant overlooking impacts on any neighbouring property and would have no negative impact on the character of the existing dwelling or the streetscape. Thus, the proposed development would be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

**Date:** 30/10/2020

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Terry Ó Niadh