



An  
Bord  
Pleanála

**Board Direction**  
**BD-006823-20**  
**ABP-307917-20**

---

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

**Amend condition number 2 as follows:**

2. A privacy screen of 1.8m in height shall be provided along the entire western elevation of the balcony.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

**Reasons and Considerations**

Having regard to the nature and scale of the proposed development and the existing pattern of development in the area, it is considered that, the depth of the proposed balcony would not result in any additional and undue overlooking of adjoining properties to the east and would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

**Date:** 30/10/2020

---

Terry Ó Niadh