



An
Bord
Pleanála

Board Direction
BD-007200-20
ABP-308100-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/12/2020.

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 conditions number 2, 3 and 4.

Reasons and Considerations

Having regard to the nature and scale of the proposed development within a R1 'existing residential' (Low Density) zoning, to the existing pattern of development in the area, to the existing public footpath to the front of the site and the established boundary wall in line with the adjoining property to the east, it is considered that, the removal of conditions 2, 3 and 4 would not seriously injure the visual amenities of the area or property in the vicinity, would not result in any significant negative impact on the character of the area, would not pose a risk to pedestrian safety and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to make minor amendments to Conditions 2 and 4, the Board was satisfied that the proposed development as detailed in the application drawings submitted to the Planning Authority on the 24th day of January 2020 was acceptable in terms of the R1 existing

residential zoning provisions for the site and the pattern of existing development in the area and that the development as proposed would not seriously injure the visual and residential amenities of the area.

Board Member:

Date: 17/12/2020

Maria FitzGerald