



An  
Bord  
Pleanála

**Board Direction**  
**BD-007440-21**  
**ABP-308355-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/01/2021.

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, as follows:

Remove condition numbers 2 (a), (c) and (d)

### **Reasons and Considerations**

Having regard to the Z1 residential land use zoning of the site, the nature, scale and location of the proposed development on the rear roof plane of the existing dwelling, and Policy QH12 of the Dublin City Development Plan 2016-2022, which seeks, inter alia, to promote more sustainable development through the increased use of renewable energy, it is considered that the modifications and requirements of the Planning Authority, in its imposition of Condition Nos. 2 (a), (c) and (d) are not warranted, and that the proposed development, with the omission of these conditions, would have no significant negative visual impact on the dwelling or the streetscape and would have no negative impact on the future development of the subject site. Thus, the proposed development would be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

**Date:** 28/01/2021

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Michelle Fagan