



An
Bord
Pleanála

Board Direction
BD-007752-21
ABP-308516-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/03/2021.

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 the planning authority be directed, as follows:

Remove condition number 3a

Reasons and Considerations.

Having regard to the residential land use zoning of the site, the nature and scale of the proposed development and its configuration relative to the neighbouring property to the north at No. 33 The Rise, it is considered that the modifications required by the Planning Authority in its imposition of condition no. 3 (a), are not warranted, and that the proposed development, with the omission of condition no. 3 (a), would not have a significant negative impact on the residential amenities of this neighbouring property, or any other property in the vicinity of the application site. Therefore, the proposed development would be in accordance with the proper planning and sustainable development of the area.

Board Member:

Date: 25/03/2021

Paul Hyde