

An  
Bord  
Pleanála

**Board Direction**  
**BD-008032-21**  
**ABP-309208-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/04/2021.

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, that the planning authority be directed, as follows:

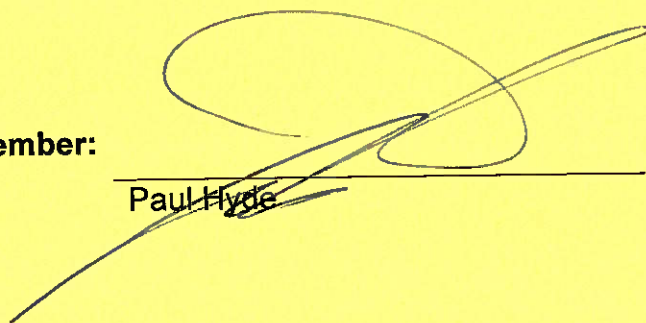
Remove condition number 3

### **Reasons and Considerations**

Having regard to the provisions and policy objectives of the Dublin City Development Plan 2016 – 2022 including Policy CHC1, to the Urban Development and Building Heights Guidelines for Planning Authorities 2018, to the nature scale and layout of the proposed extension and to the character and setting of the Protected Structure, the Board considered that the removal of a floor as set out in Condition No 3 was unwarranted and was satisfied that the proposed development would not seriously injure the character and setting of the Protected Structure and was in accordance with best conservation practice as set out in the Architectural Heritage Guidelines. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area .

In deciding not to accept the Inspectors recommendation to retain Condition No 3 ,  
the Bord was satisfied that the proposed development as submitted would not  
seriously injure the character and setting of the Protected Structure and was visually  
acceptable and was in keeping with best conservation practice..

**Board Member:**



Paul Hyde

**Date:** 28/04/2021