

An  
Bord  
Pleanála

**Board Direction**  
**BD-008617-21**  
**ABP-309218-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/06/2021 and a subsequent Board meeting on 19/07/2021.

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(a)**

**Amend condition number 1 as follows:**

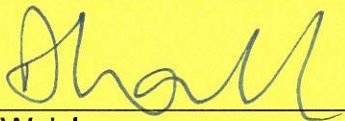
"1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 09<sup>th</sup> day of October 2020, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity."

**Reasons and Considerations**

Having regard to the design, scale and site layout taken in conjunction with the pattern of development on adjoining sites, it is considered that the original location of the dwelling as proposed is satisfactory in the context of the visual amenities of the

area and in the context of adjoining amenities and that the revised location moving the dwelling 10m east does not have a materially beneficial impact in relation to design, scale and visual amenity. It is considered that the conditions requiring relocation of the dwelling over that originally proposed are unnecessary and that the original proposed would be in accordance with the proper planning and sustainable development of the area.

Board Member:   
Dave Walsh

Date: 19/07/2021