



An  
Bord  
Pleanála

**Board Direction**  
**BD-008048-21**  
**ABP-309237-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/04/2021.

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 nature and scale of the proposed development and the pattern of development in the area, including the terraced character of the streetscape, it is considered that the modifications to the proposed development, as required by the Planning Authority in its imposition of Condition No. 3 are not warranted. The proposed development, with the removal of Condition No. 3 would not have a significant impact on the residential or visual amenities of the area and would therefore be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

**Date:** 29/04/2021

Paul Hyde