

**An
Bord
Pleanála**

**Board Direction
BD-008196-21
ABP-309782-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/05/2021.

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:

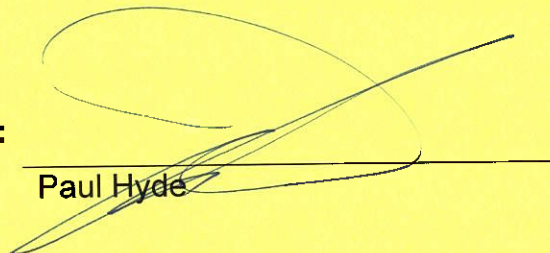
Remove condition number 2

Reasons and Considerations

Having regard to the policies and objectives as set out in the Dublin City Council Development Plan 2016-2022 and the Dublin City Shopfront Design Guidelines 2001, to the scale and nature of the proposed development and to the nature and character of the surrounding environment, the Board was satisfied that Condition No. 2 is not warranted. 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 attach condition 2 the Board was satisfied that the shopfront as proposed would not seriously injure the character of the building or the area and would not seriously injure the visual amenities of the area

Board Member:



Paul Hyde

Date: 20/05/2021