

An
Bord
Pleanála

Board Direction
BD-008217-21
ABP-309901-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/05/2021.

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 6.

Reasons and Considerations

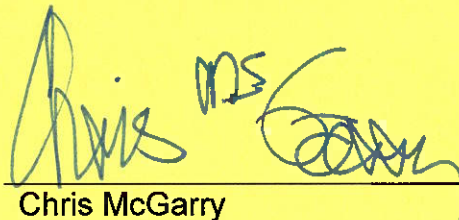
Having regard to:

- (a) the provisions of the Dublin City Development Plan 2016-2022,
- (b) the modest nature and scale of the development proposed,
- (c) the size of the overall site, and its orientation relative to the neighbouring property,
- (d) the pattern of development in the area,

it is considered that subject to compliance with the conditions set out under 2060/21, with the removal of condition 6, the proposed development would not seriously injure

the residential or visual amenities of the area or detract from the character of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member:

MS
Chris McGarry

Date: 20/05/2021