

An  
Bord  
Pleanála

**Board Direction**  
**BD-008776-21**  
**ABP-310217-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/07/2021.

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:

Amend condition number 5 as follows:

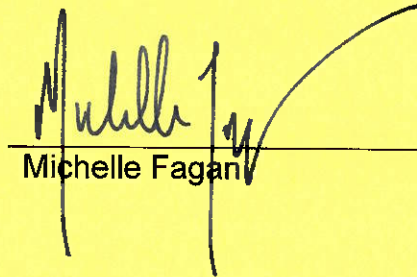
5. The proposed development shall be amended as follows:
  - a) The development shall be carried out and completed in accordance with the further plans and particulars as shown on Drg. No. 2\_212 received by An Bord Pleanála on the 12th day of May, 2021.
  - b) The roof lights on the front slope shall be of a conservation type  
Revised drawings and details showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.  
Reason: To protect the architectural character of the area and the residential amenity of adjoining properties.

### **Reasons and Considerations**

Having regard to the nature and scale of the proposed development, the Z2 - Residential Neighbourhoods (Conservation Areas) zoning for the site, the pattern of development in the area and the provisions of the Dublin City Development Plan 2016-2022, it is considered that subject to condition 5 as amended, the proposed

development would not seriously injure the residential and visual amenities of the area or of property in the vicinity, would not detract from or harm the setting of the Z2 Conservation Area zoning, and would therefore, be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

  
Michelle Fagan

**Date:** 22/07/2021