



An  
Bord  
Pleanála

**Board Direction**  
**BD-009224-21**  
**ABP-310806-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/10/2021.

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 / set out on the attached copy of the Inspector's report, 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, the residential Z1 'Sustainable Residential Neighbourhoods' zoning for the site, and the provisions of the Dublin City Development Plan 2016-2022, it is considered that, the proposed amendments to the roof profile, the dormer roof extension to the rear, and the proposed front rooflights would not seriously injure the residential and visual amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

  
Paul Hyde

**Date:** 11/10/2021