



An
Bord
Pleanála

Board Direction
BD-009207-21
ABP-310848-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/10/2021.

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 numbers 4 & 9

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, the Board considered that, the proposed amendments to the roof profile and the proposed 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.

Condition No. 9 refers to works to the entrance to the site however no such works are proposed in the application. As such, the omission of this Condition would be in accordance with the proper planning and sustainable development of the area.

Board Member:

Date: 07/10/2021



Paul Hyde