

An
Bord
Pleanála

Board Direction
BD-010546-22
ABP-311413-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/04/2022.

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:

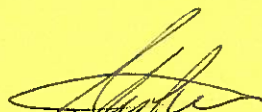
Remove condition numbers 7(b) & 7(c)

Reasons and Considerations

Having regard to the residential land use zoning of the site, the existing pattern of boundary treatments at this location, and the nature, location and scale of the retained and proposed development, in an area that has been taken in charge by the local authority, it is considered that the modifications and requirements of the Planning Authority, in its imposition of condition nos. 7(b) & 7(c), are not warranted, and that the retained and proposed development, with the omission of these conditions, would have no significant negative impact on the character of the dwelling, the streetscape or any neighbouring property. Thus, the proposed and retained development would be in accordance with the proper planning and sustainable development of the area.

Note: In deciding not to accept the Inspector's recommendation for condition no.7(c), the Board was satisfied that the area was in the charge of the local authority and the issue of legal interest does not arise.

Board Member:



Stephen Bohan

Date: 21/04/2022