



An
Bord
Pleanála

Board Direction
BD-009925-22
ABP-311554-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/02/2022.

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, that the planning authority be directed, as follows:

Remove condition number 5.

Reasons and Considerations

Having regard to the Z2 Residential Neighbourhood Conservation Area of the area, and the Protected Structure status of the appeal site and the adjacent sites, to the nature and scale of the proposed development and the pattern of existing and permitted development on neighbouring sites, it is considered that the requirement of the Planning Authority to omit the rear dormer window through the imposition of condition number 5 is not warranted, and that the proposed development, with the omission of this condition, would have no significant impact on the character and setting of the Protected Structure and the other Protected Structures in this area. Thus, the proposed development would be in accordance with the relevant provisions of the Dublin City Development Plan 2016-2022 and in accordance with the proper planning and sustainable development of the area.

Board Member: Maria FitzGerald Date: 03/02/2022
Maria FitzGerald