



An
Bord
Pleanála

Board Direction
BD-010734-22
ABP-312778-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/05/2022.

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:

Amend condition number 2 as follows

2. The window serving the proposed WC in the rear extension and facing southeast towards No. 30 Mountdown Park shall be omitted from the development and replaced by an additional rooflight serving this room. Details of this alteration shall be submitted for the written agreement of the planning authority prior to the commencement of development.

Reason: In the interest of protection of the residential amenity of the adjoining property.

Reasons and Considerations

Having regard to the design and scale of the proposed development and its relationship to surrounding properties, it is not considered that other aspects of the proposed development would have a significant impact on residential or visual amenity and that they are in accordance with the proper planning and sustainable development of the area. It is therefore considered appropriate that, in accordance

