



An  
Bord  
Pleanála

**Board Direction**  
**BD-012447-23**  
**ABP-313075-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/06/2023.

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 3.

### **Reasons and Considerations**

Having regard to the –

- (a) Cork City Development Plan 2022 – 2028,
- (b) Zoning "ZO 01", 'Sustainable Residential Neighbourhoods' as set out therein,
- (c) mixed styles present in the area and given the City Development Plan supports the retention and adaptation of the existing housing stock to suit evolving needs, and
- (d) modest scale of the overall extension and design of the front dormer interventions,

it is considered that the proposed development would contribute positively to the character and distinctiveness and would not detract from the character and appearance of the area and its setting and would otherwise accord with the provisions of the Development Plan and with the proper planning and sustainable development of the area.

**Board Member:** Eamonn James Kelly **Date:** 14/06/2023  
Eamonn James Kelly