



An
Bord
Pleanála

Board Direction
BD-012543-23
ABP-313533-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/06/2023.

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 / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Amend condition number 7 as follows:

7. The development shall be in accordance with the drawings DRG NO SH 1 of 3, DRG NO SH 2 of 3 and DRG NO SH 3 of 3 received by the planning authority on 23rd February 2022, and details of materials, colours and textures of all the external finishes to the proposed dwelling shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual and residential amenity.

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022-2028 and to the nature, form, scale and design of the proposed development, it is considered that the amendment to Condition No. 7(a), (b), (c), (d), and (e) attached to the grant of permission under planning register reference number 3353/22 would not seriously injure visual amenities or the established character and appearance of the area and

would, otherwise, be in accordance with the proper planning and sustainable development of the area.

Board Member:

Eamonn James Kelly

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Date: 22/06/2023