



An
Bord
Pleanála

Board Direction
BD-013032-23
ABP-313549-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/07/2023.

The Board treated this case under Section 139 of the Planning and Development Act 2000, as amended. The Board decided to amend condition no 3 for reasons and considerations as set out hereunder.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, the height of the building, the nature of its rear roof aspect including limited view thereof, as well as the pattern of development in the area, it is considered that the imposition of condition number 3(a) is unnecessary and the amendment of this condition would not contravene the provisions as set out in the current Development Plan for the area and would not set a precedent. The Board also had regard to Policy BHA22 of Chapter 11 of the Dublin City Development Plan 2022-28. Therefore, Condition 3 is revised as follows;

- 3 All new slates to the outer slopes of the roof shall be blue Bangor slates. The natural slates to the inner slopes shall be a Del Carmen natural slate.

Reason: To protect the character and integrity of this protected structure

Board Member

Date: 26/07/2023

Joe Boland

