

An
Bord
Pleanála

Board Direction
BD-012605-23
ABP-313582-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/06/2023.

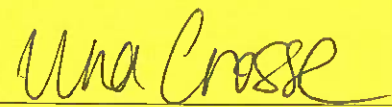
The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Remove condition number 9

Reasons and Considerations

Having regard to the residential land use zoning of the site, the nature and scale of the proposed development and its configuration relative to the neighbouring property to the east at number 45 The Rise, it is considered that the modifications required by the planning authority in its imposition of condition number 9 are not warranted, and that the proposed development, with the removal of condition number 9, would not seriously injure the residential amenities of this neighbouring property, or any other property in the vicinity of the application site. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member:


Una Crosse

Date: 27/06/2023