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**Board Direction**  
**BD-014496-23**  
**ABP-314100-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/11/2023. 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 and set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

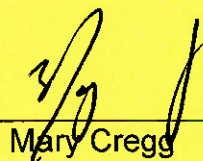
1. Amend condition number 3 (a) as follows: Omit the following: The proposed interventions to the rear elevation shall be revised to retain a greater amount of the historic wall including a reduction in the opening between the new kitchen and the historic structure.
2. Remove condition number 3 (e)

### Reasons and Considerations

Having regard to the zoning objective for the area, the design, layout and scale of the proposed development works to a Protected Structure, and to the pattern of development in the vicinity, the Board considered that the proposed development would be in accordance with the proper planning and sustainable development of the area.

**Note:** The Board agreed with and shared the opinion of the planning authority that the proposed door should be omitted from the new utility in order to retain the historic window opening.

Board Member:

  
Mary Cregg

Date: 20/11/2023