



An  
Bord  
Pleanála

**Board Direction**  
**BD-014030-23**  
**ABP-314144-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/10/2023.

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:

Attach condition number 3

### Reasons and Considerations

Having regard to the provisions of Dublin City Development Plan 2022-2028 and the nature, form, and scale of the proposed development the Board considered the development as proposed would appear overbearing and visually dominant when viewed from adjoining properties. Therefore, the Board decided that Condition number 3 is reasonable and should be retained.

Board Member:

  
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Mary Henchy

Date: 09/10/2023