



An  
Bord  
Pleanála

**Board Direction**  
**BD-012717-23**  
**ABP-314373-22**

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:

Amend Condition #3 as follows:

- (a) The glazing to the proposed window on the gable elevation, on the western (side) elevation shall be manufactured opaque glass and shall be permanently maintained. This window shall be unopenable.
- (b) Details of the 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 subject to compliance with the conditions set out above, the proposed alterations to Condition No. 3 attached to the grant of permission under planning register reference number WEB1516/22 would not seriously injure visual amenities,

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

**Board Member:**

  
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Stephen Brophy

**Date:** 30/06/2023