

An  
Bord  
Pleanála

**Board Direction**  
**BD-013423-23**  
**ABP-314524-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/08/2023.

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 number 2 as follows:

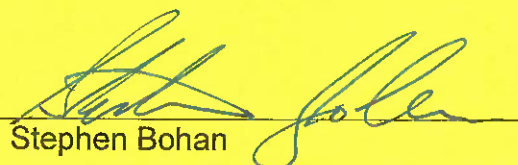
Details of the materials, colours and textures of all the external finishes to the proposed Dutch gable and rear dormer shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual and residential amenity.

### **Reasons and Considerations**

Having regard to the zoning objective of the area, the design, layout and scale of the proposed development and the pattern of development in the area, it is considered that the amendment to Condition No. 2 above 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:**

  
Stephen Bohan

**Date:** 24/08/2023