

An
Bord
Pleanála

Board Direction
BD-014386-23
ABP-314669-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/10/2023.

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:

Amend condition number 3 as follows:

The following requirements shall be strictly adhered to:

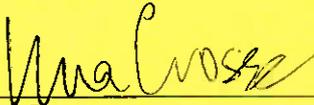
- (i) screen planting shall be provided along the western boundary of the site;
- (ii) The proposed development shall be contained in its totality within the red line boundary of the site.

Reason: In the interest of the proper planning and sustainable development of the area.

Reasons and Considerations

Having regard to the scale, form and design of the development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely impact the residential amenity of neighbouring property or the character and visual amenity of the existing building and surrounding streetscape. The proposal would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member:


Una Crosse

Date: 27/10/2023