



An  
Bord  
Pleanála

**Board Direction**  
**BD-011914-23**  
**ABP-315064-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/03/2023.

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 to MAINTAIN condition number 3 sub-condition (c) in its entirety for the reasons and considerations hereunder.

### **Reasons and Considerations**

Having regard to the limited nature and scale of the proposed development, it is considered that the modifications to the proposed development, as required by the planning authority in its imposition of condition number 3 sub-condition (c), are warranted, and that the proposed development, subject to this being maintained would be in accordance with the provisions of the Dublin City Development Plan 2022-2028 and would be acceptable in terms of the visual amenities of the area, would not set an unacceptable precedent in the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

Peter Mullan

**Date:** 15/03/2023

