



An
Bord
Pleanála

Board Direction
BD-015076-24
ABP-315422-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/01/2024.

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 / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Remove condition number 3

Reasons and Considerations

Having regard to the nature and scale of the proposed development, to the pattern of development in the area and the Z1 residential land use zoning of the site, it is considered that the imposition of condition number 3 is unnecessary and the omission of this condition would not contravene the provisions of the 2022-2028 Dublin City Development Plan. The proposed development, with the omission of condition no. 3, would have no significant negative visual impact on the dwelling or the streetscape and would have no negative impact on the future development of the subject site. Thus, the proposed development would be in accordance with the proper planning and sustainable development of the area.

Board Member:


Stephen Bohan

Date: 16/01/2024