



An  
Bord  
Pleanála

**Board Direction**  
**BD-015024-24**  
**ABP-315435-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/01/2024.

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 that the planning authority be directed, as follows:

**Amend** condition number **3** as follows:

3. Development shall not commence until revised plans, drawings and particulars showing the following amendments have been submitted to and agreed in writing with the Planning Authority:

(a) any proposed window for an ensuite/shower room at attic level shall have opaque glazing.

Reason: In the interest of the protection of residential amenity of the development and properties in the vicinity.

### **Reasons and Considerations**

Having regard to the pattern and character of development in the area, the design and scale of the proposed development, and the provisions of the Dublin City Council Development Plan 2022-2028, it is considered that the development as proposed, with the removal of condition 3(a) and (b), would be acceptable in terms of the 'Z2' zoning objective pertaining on the site, would not seriously injure the residential amenity of surrounding properties and would not detract from the visual amenities of the area.

The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

**Board Member:** Una Crosse **Date:** 11/01/2024  
Una Crosse