



An  
Bord  
Pleanála

**Board Direction**  
**BD-012044-23**  
**ABP-315585-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/04/2023.

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:

That condition number 6(2)(b) of the planning authority's decision be retained.

### **Reasons and Considerations**

Having regard to section 4.17 of the Guidelines for Planning Authorities on Design Standards for New Apartments issued in 2022 and to section 5.5.10 of the National Cycle Manual, and the need to provide cycle storage facilities that are easy to access and use, it is considered that the requirement for a circulation area of 2m is necessary and justified. Condition no. 6(2)(b) of the planning authority's decision is therefore in keeping with the proper planning and sustainable development of the area.

**Board Member:**

**Date:** 21/04/2023

Peter Mullan

