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## Board Direction

**BD-016595-24**

**ABP-318514-23**

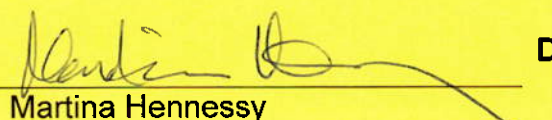
The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/06/2024.

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 and in the Inspector's report, that the planning authority be directed, to ATTACH conditions number 3(ii) and 3(iii).

### Reasons and Considerations

Having regard to the restricted nature of this site and to the pattern of development in its immediate vicinity, it is considered that the first-floor roof terrace, by reason of its siting and proximity to southern site boundary, with no separation would be overbearing and would seriously injure the residential amenities on adjoining property to the south of this site. Therefore, to remove conditions 3(ii) and 3(iii) as proposed would be contrary to zoning objective 'Z2' - Residential Neighbourhoods (Conservation Areas) with the objective 'to protect and/or improve the amenities of residential conservation areas' and would be contrary to the proper planning and sustainable development of the area.

Board Member:

  
Martina Hennessy

Date: 17/06/2024