



An
Bord
Pleanála

Board Direction

BD-016602-24

ABP-318649-23

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, that the planning authority be directed, as follows:

Remove condition number 2

Reasons and Considerations

Having regard to the residential land use zoning of the site, the nature and scale of the proposed development, and the first floor side extensions which have been recently permitted by the planning authority in the immediate vicinity of the site, it is considered that the modifications and requirements of the planning authority, in its imposition of condition number 2 are not warranted, and that the proposed development, with the omission of this condition, would have no significant negative visual impact on the existing dwelling or the streetscape and would have no negative impact on any neighbouring property. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member:


Chris McGarry

Date: 17/06/2024