

An
Bord
Pleanála

Board Direction
BD-017552-24
ABP-319133-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/09/2024.

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act 2000, as amended, to AMEND condition number 2 so that it shall be as follows for the reason set out.


2. The unit shall be restricted to use as a two-bedroom, three-person residential unit.

Reason: In order to comply with the Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities (2023), and in the interest of residential amenity.

Reasons and Considerations

Having regard to the central location of the premises, the planning history relating to the property, and the Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities (2023), it is considered that the residential use of the unit is acceptable in principle and that, subject to the revised condition number 2, the development proposed to be retained would be in accordance with the proper planning and sustainable development of the area.

Board Member



Declan Moore

Date: 23/09/2024