



An  
Bord  
Pleanála

**Board Direction**

**BD-017868-24**

**ABP-320171-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/10/2024.

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 grounds of appeal, the residential zoning objective, the established pattern of development in the area, the policy framework provided by the South Dublin County Development Plan 2022-2028 including the South Dublin County Council House Extension Guide (2010), the Board considers that the proposed development would represent a reasonable improvement of accommodation on site, would not have an adverse impact on the amenity of neighboring residential properties, including no. 6 Anne Devlin Road and, therefore, would be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

**Date:** 15/10/2024

Joe Boland