

An
Bord
Pleanála

Board Direction

BD-018597-25

ABP-320820-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/01/2025.


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 on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Having regard to the nature of the conditions 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 to ATTACH conditions numbers 3(a) and 3(b) and the reasons therefor.

Reasons and Considerations

Having regard to the height and profile of the proposed development, the location in a Residential Conservation Area, and to the established pattern of development in the area, it is considered that Condition 3(a) and 3(b) should be retained in the interests of visual and residential amenity, and to protect the character of the Residential Conservation Area.

Board Member


Mary Henchy

Date: 08/01/2025