

An  
Bord  
Pleanála

**Board Direction**  
**BD-018999-25**  
**ABP-321332-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/02/2025.


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 below, that the planning authority be directed, as follows:

**Remove condition numbers 4, 5 and 8a**

#### **Reasons and Considerations**

Having regard to the residential zoning objective, the character of existing development in the area, the design, scale and massing of the development proposed, and the provisions of the Dun Laoghaire Rathdown Development Plan 2022-2028, in particular Section 12.3.7.1 (Extensions to Dwellings), it is considered that the proposed development would constitute an acceptable form of development at this location and would not seriously injure the residential amenity of surrounding properties, including Nos. 13 and 17 The Rise, nor present a traffic safety hazard. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

  
Declan Moore

**Date:** 25/02/2025