



An
Bord
Pleanála

Board Direction
BD-019622-25
ABP-322304-25

The submissions on this file were considered at a Board meeting held on 09/05/2025.

The Board decided to refuse leave to appeal based on the reasons and considerations set out below.

Reasons and Considerations

Given the nature of Condition 2 relating to the permanent fitting of opaque glazing to a height of 1.8 metres, it is considered that it has not been shown that the development in respect of which a decision to grant permission has been made will differ materially from the development as set out in the application for permission by reason of the said condition imposed by the planning authority to which the grant is subject. Furthermore, it is noted from the Planning Authority assessment that the said condition was inserted to protect the amenity of residents to the rear at Sanford Avenue and the Board therefore considers it has not been shown that the imposition of this condition will materially affect the applicant's enjoyment of the land adjoining the land in respect of which it has been decided to grant permission or reduce the value of the land.

Board Member: Eamonn James Kelly **Date:** 09/05/2025
Eamonn James Kelly