



An
Bord
Pleanála

Board Direction
BD-005463-20
ABP-306331-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/03/2020.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the zoning objective pertaining to the site it is considered that subject to conditions set out below, the proposed development would not seriously injure the amenities of the area or property in the vicinity, would not be prejudicial to public health, and would generally be acceptable in terms of traffic safety and convenience. The proposed development would therefore be in accordance with the proper planning on sustainable development of the area

Conditions

1. The development shall be carried out in accordance with the plans in particulars lodged with the application except as may otherwise be required in order to comply with the following conditions. where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to the commencement of development under development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Details of the proposed external finishes of the dwelling house and garage shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity

3. Water supply and drainage arrangements shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of orderly development.

4. The applicant or developer shall enter into water and/or wastewater connection agreement(s) with Irish Water prior to the commencement of this development.

Reason: In the interest of orderly development.

5. The garage shall be used for domestic purposes only and shall not be used for commercial enterprise.

Reason: In the interests of protecting residential amenities.

Board Member

Date: 19/03/2020

Michelle Fagan