



An  
Bord  
Pleanála

**Board Direction  
PL26.247999**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on August 10<sup>th</sup> 2017.

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 planning history of the site and to the nature and scope of the proposed development it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area and would not be prejudicial to public health. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 22<sup>nd</sup> day of December 2016, 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 commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of residential and visual amenity.

3. Apart from the changes specifically authorised by this permission, the development shall be carried out and completed in accordance with the conditions of planning permission register reference number 20080756.

**Reason:** In the interest of clarity and proper development.

*Note: Please issue a reminder to the parties, in the Board's letter accompanying the Order, of the provisions of Section 34 (13) of the Act.*

**Board Member**

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Philip Jones

**Date:** 10<sup>th</sup> August 2017