



An  
Bord  
Pleanála

**Board Direction**  
**PL03.248041**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on the 12<sup>th</sup> July 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 established pattern of development in the area, it is considered that the development proposed to be retained would not seriously detracts from the visual or residential amenities of the area or of property in the vicinity and would therefore be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspectors recommendation not to attach conditions, the Board considered, on the basis of the photographic evidence on file that the raising of ground levels was unsightly, poorly executed and potentially unsafe. It was considered appropriate to address this by means of condition.

### **Conditions**

- 1 Within three months the ground levels directly adjacent to the eastern boundary shall be reduced by excavation, to taper from the base of the existing fence to

lawn level at an angle not less than 45 degrees. Any damage to the concrete post and wire fence shall be made good to the written satisfaction of the Planning Authority.

**Reason:** In the interest of residential amenity and orderly development.

**Board Member**

**Date:**

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Eugene Nixon