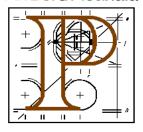
## An Bord Pleanála



## **Board Direction**

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Ref: 19.248048

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10th, May 2017.

The Board decided (by a majority of 2 : 1) to grant permission generally in accordance with the Inspector's recommendation, for the reasons and considerations and subject to the conditions as set out below.

## **Reasons and Consideration**

Having regard to the nature and scale of the proposed development and established pattern of development in the vicinity of the appeal site, it is considered that the development would not be contrary to the proper planning sustainable development or injurious to the residential amenities of properties in 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 13<sup>th</sup> of October, 2016 and the 5<sup>th</sup> of January 2017, 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 interests of clarity

2.	In relation to the proposed development the external features and finish shall match those of the existing development		
	Reason: In	the interests of orderly d	levelopment and visual amenity
Board Member:		Paddy Keogh	_ Date: 12 <sup>th</sup> , May 2017