



An  
Bord  
Pleanála

**Board Direction**  
**BD-000118-18**  
**ABP-300205-17**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22<sup>nd</sup> March 2018.

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 modest scale of the proposed development, the pattern of residential development in the area and subject to compliance with the conditions set out below it is considered that the proposed development will not seriously injure the residential of property in the vicinity or the visual amenity of the area and will otherwise accord 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, 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. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

**Reason:** To ensure adequate servicing of the development, and to prevent pollution.

**Board Member**

**Date:** 22/03/2018

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Maria FitzGerald