



An  
Bord  
Pleanála

**Board Direction**  
**BD-000339-18**  
**ABP-300335-17**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/05/2018.

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 pattern of development in the vicinity and to the requirement for the omission of the window on the southern elevation of the appellant's property in accordance with Condition 2 of the decision under Appeal Ref. PL 08.249296, it is considered that the proposed development would 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, 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 and the development shall be carried out and completed in accordance with the agreed particulars.

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

2. Details of all external finishes to the loading bay and associated signage 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, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

**Board Member**

**Date:** 22/05/2018

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Michelle Fagan