



An  
Bord  
Pleanála

**Board Direction**  
**BD-000213-18**  
**ABP-300413-17**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/04/2018.

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 location of the proposed development within the estate of Demesne, to the narrow frontage of the residential property and to the recessed nature of the gate culminating in limited visibility of the entrance to number 20k, it is considered that the proposed development to be retained would constitute a visually acceptable boundary provision and would be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development to be retained 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 condition.

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

2. The existing white and blue/green pattern shall be removed and the gates and wing walls shall be painted black or dark green within three months of the date of this order.

**Reason:** In the interest of visual amenity

**Board Member**

**Date:** 20/04/2018

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Maria FitzGerald