



An
Bord
Pleanála

Board Direction
BD-000173-18
ABP-300432-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 5th April 2018 .

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

REMOVE Condition numbers 4, 5(b) and 5(c) and the reasons therefor.

Reasons and Considerations

It is considered that:

- Condition No. 4 would be overly prohibitive at this time where adequate alternative caravan parking provisions remain unavailable and that the allowance of caravan parking on the site would be in accordance with the established pattern of development in the area;
- The application of Condition No. 5(b) would be inconsistent with previously permitted development in the immediate vicinity of the site and the proposed window design would not be out of character with the pattern of development in the area;
- Condition No. 5(c) is unnecessary where adequate private amenity space is being provided within the curtilage of the site to meet occupants' needs,

where the proposed development would result in no significant adverse impact on the residential amenities of adjoining properties, and where the proposed layout provides a balanced approach to achieving an appropriate building line.

The proposed development would, therefore be in accordance with the proper planning and sustainable development of the area.

Board Member

Date: 10/04/2018

Eugene Nixon