



An
Bord
Pleanála

Board Direction
BD-000539-18
ABP-300859-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/06/2018.

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

As per Inspector's Report

Conditions

As per Inspector's Report

Condition no 1 to read:

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.

Add additional condition - No 2

2(a) The proposed dormer window in the rear elevation shall be omitted and replaced with rooflights on rear roof pitch.

2(b) The scale and dimension the basement level window on the front façade shall match the original opening. The cill shall not be lowered to ground level.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of the development.

Reason: In the interest of visual amenity.

Board Member

Date: 19/06/2018

Terry Prendergast