



An
Bord
Pleanála

Board Direction
BD-000802-18
ABP-301544-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/07/2018.

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, the residential land use zoning of the site, the planning history of the site, and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development:

- Will improve roadside conditions for road users including pedestrians along the Old Waterford Road, and will improve the streetscape appearance,
- Will improve the residential amenity of the existing cottage,
- Will not seriously injure the visual amenities of the area, and
- Will not seriously injure the amenities of property in the vicinity by means of overlooking or otherwise.

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

Conditions

- 1 Plan Partic Standard (19 2 2018)
2. As per Inspector

- 3 – Hours as per Inspector c.4
- 4 – Balcony screening as per inspector c.5
- 5 – std s 48 unspecified.

Board Member

Date: 31/07/2018

Conall Boland