



An  
Bord  
Pleanála

**Board Direction**  
**BD-001132-18**  
**ABP-301589-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/09/2018.

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 nature, scale and location of the development proposed, it is considered that proposed development would not seriously injure the amenities of property in the vicinity, would be consistent with the zoning objective pertaining to the site, Z1 'To protect, provide for an improve residential amenities', and would be in accordance with the proper planning and sustainable development of the area, subject to compliance with conditions set out below.

### **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 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. from the modifications permitted on foot of this decision, the development shall otherwise be carried out in accordance with the terms and conditions of Planning Permission Reg.Ref.WEB1262/16.

Reason: In the interest of clarity.

**Board Member**

**Date:** 18/09/2018

---

Michelle Fagan