



An  
Bord  
Pleanála

**Board Direction**  
**BD-001600-18**  
**ABP-301611-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/11/2018.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the design and scale of the proposed development and the pattern of development in the area, it is considered that, subject to compliance with the following conditions, the proposed development would not seriously injure the residential amenities of property in the vicinity or the visual amenities of the area, it would not seriously injure the setting of the Protected Structure or give rise to a traffic hazard. The proposed development would, therefore, be in accordance with the ppsd of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board did not concur that there was an under-provision of private amenity space to the rear of the existing dwelling or inadequate separation distance between the existing and proposed developments. It also considered that a satisfactory level of residential amenity would be provided for the existing and proposed developments and excessive overlooking would not arise.

### **Conditions**

1. Planpartic

2. PA Condition No 3
3. PA Condition No 4 a, b, c and d
4. Urbanwaterdrain
5. Urban finishes
6. Construction Working Hours
7. PA Condition No 11
8. S 48 unspecified

**Board Member**

**Date:** 12/11/2018

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Terry Prendergast