Board Direction
BD-000772-18
ABP-301622-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/07/2018.

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 nature of the proposed development and the development for which retention is sought, and the planning history of the site, it is considered that subject to compliance with the conditions set out below, the development would not detract from the character and visual amenities of the area or seriously injure the residential or visual amenities of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1   The development to be retained and to be developed, shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 23rd of February 2018, 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 interests of clarity

2   The site shall be landscaped, using only indigenous deciduous trees and hedging species, in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development which shall include a timescale for the implementation of the planting and landscaping.

Reason: In order to screen the development and assimilate it into the surrounding landscape, in the interest of visual amenity.

Board Member   **Date:** 24/07/2018

                Maria FitzGerald