



An  
Bord  
Pleanála

**Board Direction**  
**BD-001130-18**  
**ABP-301729-18**

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 pattern of development in the area, it is considered that subject to compliance with the conditions below the development proposed for retention would not seriously injure the amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be carried out and completed in accordance with the plans and 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. 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 within one month of the date of permission. This scheme shall include the following:

(a) The planting of trees [which shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly, hazel, beech or alder] [which shall not include prunus species] along the northern, southern and eastern boundaries of the site. Any plants which die, are removed or become seriously damaged or diseased within a period of 5 years from the date of permission shall be replaced within the next planting season with others of similar size and species.

(b) A timescale for implementation

Reason: In the interests of residential and visual amenity.

**Board Member**

**Date:** 18/09/2018

---

Michelle Fagan