



An  
Bord  
Pleanála

**Board Direction**  
**BD-001374-18**  
**ABP-302120-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/10/2018.

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 residential land use zoning for the area, the objective for which is to provide for residential development and associated uses, to the pattern of development in the area and to the scale, nature and design of the works to be retained, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. (a) The development shall be retained 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.  
  
(b) The development to which this permission for retention relates is limited to the plans and details accompanying the application only, and does not

refer to any other works within the site that is outlined in green on the site layout plan received by the planning authority on the 25<sup>th</sup> day of April, 2018.

**Reason:** In the interest of clarity.

2. Within three months of the date of this order the front boundary line to the footpath shall be reinstated with a plinth wall and railing with provision made for a vehicular access of not more than 3.6 metres wide in the south-eastern corner. Gates shall not be capable of opening outwards. The front boundary shall match that of the adjoining dwellings, details of which to be submitted to the planning authority for written agreement prior to construction.

**Reason:** In the interest of the protecting the visual and residential amenities of the area.

**Board Member**

**Date:** 16/10/2018

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Paul Hyde