



An  
Bord  
Pleanála

**Board Direction**  
**BD-001929-18**  
**ABP-302131-18**

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

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 design, siting and layout of the proposed development, together with the established pattern and layout of adjoining development, it is considered that the proposed extension would not adversely impact on the residential amenities of adjoining properties, would not undermine the structural integrity of adjoining structures or pose a potential flooding risk, and would otherwise be in accordance with the provisions of the current Youghal Town Development Plan. 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 particulars lodged with the application, as amended by the further drawings and details submitted to the planning authority on the 11<sup>th</sup> June, 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 interest of clarity.

2. The external finishes of the proposed extension shall be agreed in writing with the planning authority prior to the commencement of development.

**Reason:** In the interest of visual amenity.

3. The disposal of surface water shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health and to ensure a proper standard of development.

**Board Member**

**Date:** 12/12/2018

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Paul Hyde