



An  
Bord  
Pleanála

**Board Direction**  
**BD-002216-19**  
**ABP-302486-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/01/2019.

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

Having regard to the zoning objective for the site in the Newbridge Local Area Plan 2013-2019, the nature, scale and design of the development proposed for retention, the planning history of the site and, it is considered that the retention of the development would not seriously injure the residential amenities of property in the vicinity or the visual amenities or character of the area and would be acceptable in terms of pedestrian and traffic safety. The retention of the development would therefore be in accordance with the ppsd of the area.

### **Reasons and Considerations**

In deciding not to accept the Inspector's recommendation to refuse permission, the Board did not consider that the retention of the development would constitute a substandard form of development or dramatically alter the existing character of the area.

### **Conditions**

1. Planpartic
2. Water supply and drainage
3. S48

**Board Member**

**Date:** 24/01/2019

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Terry Prendergast