



An
Bord
Pleanála

Board Direction
BD-002120-19
ABP-302654-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/01/2019.

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

Reasons and Considerations

Having regard to the Town Centre Zoning of the site, to the pattern of development in the areas, to the planning history and to the nature and scale of the proposed development, the Board considered that, subject to compliance with the conditions as set out below, the proposed development would be acceptable in terms for the visual and residential amenities of the area, would not injure the character of the ACA and would be acceptable in terms of pedestrian and traffic safety and would therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board concurred with the Planning Authority and considered that the development was adequately described and that subject to the conditions attached would be acceptable in terms of the proper planning and sustainable development of the area. Furthermore, the proposed development is subject to S34(13) of the Planning and Development Act 2000.

Conditions

- 1 Plans and particulars
- 2 The following amendments shall be made to the proposed development;
 - a) Omit the west facing windows in bedroom no 2 and replace with window in southern elevation.
 - b) Landing window to be finished in opaque glass
 - c) Omit car space in rear garden and garden to used only as private open space
 - d) Revised boundary treatment to be designed for rear garden

Revise plans and particulars shall be submitted to and agreed in writing with the PA prior to commencement of works on site.

Reason: In the interest of residential amenity.

- 3 This permission does not include any consent for the 2 car parking spaces shown in the adjoining property (outlined in blue)

Note: S 34(13) applies.

Board Member

Date: 15/01/2019

Paul Hyde