



An  
Bord  
Pleanála

**Board Direction**  
**BD-002441-19**  
**ABP-303193-18**

---

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/02/2019.

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 zoning provisions of the Mayo Development Plan and to the pattern of development in the area and to the nature scale and layout of the proposed changes to the existing dwelling, the Board considered that subject to compliance with the conditions as set out below, the proposed development would not injure the visual amenities of the area, would not interfere with the character of the area or the pattern of development in the area. Furthermore, it would not set an undesirable precedent for other similar developments in the area and would therefore, would be in accordance with the proper planning and sustainable development in the area.

In deciding not to accept the inspector's recommendation to seek further information with regard to compliance with Part F of the Irish Building Regulations the Board was satisfied that this matter could be addressed by way of condition.

## Conditions

- 1 Plans and particulars.
- 2 The proposed attic shall not be used for habitable purposes.
- 3 Materials and finishes.
- 4 S48 Unspecified.

**Board Member**

**Date:** 26/02/2019

---

Paul Hyde