



An
Bord
Pleanála

Board Direction
BD-003132-19
ABP-303685-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/05/2019.

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 'Village Centre' zoning of the site, the overall size of the site, the nature and scale of the proposed development, and the pattern of development in the area, it is considered that, subject to compliance with conditions set out below, the proposed development would not seriously injure the residential or visual amenities of adjoining properties and would be acceptable in terms of traffic safety and convenience. The proposed development 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 considered that the amenity spaces of the existing and proposed dwellings would be acceptable in this instance, and also noted that the site is bounded to the north (and to the rear of the proposed dwelling house) by a cemetery.

Conditions

1. PlanPartic
2. UrbanDeExempt (within the curtilage of the proposed dwelling house)
3. UrbanFinishes 1 (excl roof colour/brick colour)

4. UrbanWaterdrain (excl attenuation)
5. SepServices
6. ConstHours
7. Lan 1
8. S.48 Unspecified

Board Member

Date: 24/05/2019

John Connolly