



An  
Bord  
Pleanála

**Board Direction**  
**BD-003285-19**  
**ABP-303700-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/06/2019.

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 location and zoning objectives pertaining to the subject site, the planning history of the site, the pattern of development in the area, the design and layout of the development proposed for retention, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the amenities of the area or of property in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by further plans and particulars submitted on the 20<sup>th</sup> December 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 particular

**Reason:** In the interest of clarity

2. The surface water gully and associated piping, as detailed in the documentation submitted to the planning authority on the 20<sup>th</sup> December 2018, shall be constructed and completed within 12 weeks of the final grant of permission. The Planning Authority shall be notified in writing, with appropriate photographic evidence once the gully has been completed.

**Reason:** In the interest of proper planning and development.

**Board Member**

**Date:** 13/06/2019

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Chris McGarry