



An  
Bord  
Pleanála

**Board Direction**  
**BD-003163-19**  
**ABP-303789-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/05/2019.

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 residential zoning, the planning history on the site and the nature and scale of the existing development, it is considered that subject to compliance with the attached conditions, the proposed development would not seriously injure the residential amenities of the neighbouring property or of the surrounding area and would therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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 particulars.

**Reason:** In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted on 03<sup>rd</sup> of December 2018 under appeal reference number ABP 301427-18, planning register reference number Reg Ref F18A/0035, and any agreements entered into thereunder.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission(s).

3. The staircase/landing window, and window above it (both in the western elevation of the house) shall be in permanent obscured glazing, and the windows shall not be openable.

**Reason:** To protect the residential amenities of the house to the west.

4. The attic room shall be provided with noise insulation to an appropriate standard, having regard to the location of the site within the Outer Airport Noise Zone.

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

5. The building shall be used solely as a single residential dwelling and shall not be used for multiple occupation (i.e. more than for a single household) nor for any commercial purposes.

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

**Board Member**

**Date:** 28/05/2019

---

Maria FitzGerald