



An  
Bord  
Pleanála

**Board Direction**  
**BD-003387-19**  
**ABP-303918-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/06/2019.

The Board decided to grant permission, by a majority of two to one, 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 site of the development, the pattern of development in the area and the corner location, design and layout of the development proposed for retention and proposed, 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 residential or visual amenities of the area or of property in the vicinity. The proposed development and the development proposed for retention 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.

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

2. The proposed juliet-style balcony shall not extend beyond the width and height of the original. Details of finishes and materials shall be submitted to

and agreed in writing with the planning authority prior to commencement of development.

**Reason:** In the interest of residential amenity.

**Board Member**

**Date:** 25/06/2019

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Dave Walsh