



An
Bord
Pleanála

Board Direction
BD-003384-19
ABP-303926-19

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 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 planning history of the site and the existing pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the development to be completed and retained would not be injurious to the visual amenity of the area or injure residential amenity of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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| 1. | The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted to the planning authority on the 25th day of January 2019, 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. |
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Reason: In the interest of clarity.

2.	<p>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 20th March 2019, under planning register reference number 14/51438, and any agreements entered into thereunder.</p> <p>Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.</p>
3.	<p>The proposed 3 rooflights in the northern elevation shall be permanently glazed with frosted glass.</p> <p>Reason: To protect the residential amenities of adjacent property.</p>

4. The site shall be landscaped, using only indigenous species with no Leyland cypress trees permitted, in accordance with a revised overall landscaping scheme which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:

- (a) details relating to all of the boundaries of the site;
- (b) details of planting species proposed on the site and
- (c) a timescale for the implementation of the planting and landscaping.

Reason: In the interest of visual amenity and to protect the residential amenities of adjacent property.

5. Planning Authority's Condition No.2

Board Member

Date: 25/06/2019

Terry Ó Niadh