



An  
Bord  
Pleanála

**Board Direction**  
**BD-003397-19**  
**ABP-304057-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/06/2019.

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 small scale of the proposed building, its siting to the rear of a roadside boundary wall on lands below the level of the adjoining public road, and its function as a garden shed, it is considered that the proposed development would not endanger public safety by way of traffic hazard, would not generate any significant demand for public waste water or water services, and would otherwise be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The structure shall be used for purposes incidental to the enjoyment of the dwelling on the site and shall not be used for human habitation or for the carrying on of any trade or business.

**Reason:** In the interest of orderly development.

2. The disposal of surface water shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health and to ensure a proper standard of development.

**Board Member**

**Date:** 26/06/2019

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Maria FitzGerald