



An  
Bord  
Pleanála

**Board Direction**  
**BD-003830-19**  
**ABP-304506-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on August 20<sup>th</sup>, 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 of the site, and the surrounding pattern of development, 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 property in the vicinity, would be acceptable in terms of pedestrian safety and would, therefore, not be contrary to the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be carried out, completed and retained 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.

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

2. Within three months of the date of this order, the following works shall be carried out and completed to the written satisfaction of the Planning Authority:
  - a) All damaged brickwork to either side of the access gate, in addition to that within the step formed onto the public footpath, shall be repaired / replaced and repointed / jointed, so that its appearance is the same as the surrounding brickwork.
  - b) The timber gate and its supporting structure shall be painted in an colour acceptable to the planning authority.

**Reason:** In the interests of visual and residential amenity.

3. The access gate to be retained shall be so fixed that it is capable of being only opened inwards into the courtyard of No. 17 Rock Road and not open across the public footpath within Emmet Square.

**Reason:** In the interest of pedestrian safety.

**Board Member**

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Philip Jones

**Date:** 20<sup>th</sup> August 2019