



An  
Bord  
Pleanála

**Board Direction**  
**BD-004998-20**  
**ABP-305334-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/01/2020.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the nature scale and extent of the proposed alterations proposed to be retained and to the planning history and the site context the Board considered that subject to compliance with the conditions as set out below, would not seriously injure the residential amenities of adjoining properties and would, therefore, be in accordance with the proper planning and sustainable development of the area

In deciding not to accept the Inspector's recommendation to refuse permission, the Board concurred with the assessment of the Planning authority and considered that the alterations proposed to be retained would not seriously injure the character of the area or the residential amenities of adjoining properties and would be minor in nature and capable of assimilation into the existing site context.

## Conditions

1. The development shall be retained, 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 and the development shall be retained, carried out and completed in accordance with the agreed particulars.

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

2. The outward opening garage doors shall be removed and replaced by up and over hung garage doors.

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

3. Water supply and drainage arrangements, including the attenuation and 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.

4. Prior to commencement of development, the developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.

**Reason:** In the interest of public health.

**Board Member**

**Date:** 21/01/2020

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Paul Hyde