



An  
Bord  
Pleanála

**Board Direction**  
**BD-005019-20**  
**ABP-305492-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/01/2020.

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 site's location on serviced urban land, the nature and scale of the proposed development and the pattern of existing and permitted development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area

### **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on 7th June 2019 and 7th August 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 and the development shall be carried out and completed in accordance with the agreed particulars.

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

2. The existing grouped parking area on the eastern side of the internal access road shall be extended to provide an additional 3 no. car parking spaces (8 no. spaces in total), with 1 no. space permanently assigned to each of house nos. 1, 2 and 3. The remaining 5 no. spaces shall be reserved as visitor car parking. Details of the layout and demarcation of these spaces shall be submitted to, and agreed in writing with, the planning authority within 6 months of the date of this Order.

**Reason:** To ensure adequate off-street parking provision is available to serve the proposed development.

3. The 3 no. car parking spaces, to the front of the dwelling units, shall be omitted and the area thus released shall be landscaped. Details of the proposed landscaping shall be submitted to and agreed in writing with the planning authority, within 3 months of the date of this Order, and the agreed details shall be carried out in the next planting season.

**Reason:** To ensure a satisfactory standard of development and in the interests of residential amenity.

**Board Member**

**Date:** 24/01/2020

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Terry Ó Niadh