



An  
Bord  
Pleanála

**Board Direction**  
**BD-006376-20**  
**ABP-306975-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/08/2020.

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 ancillary nature of the proposed revised development, it is considered that subject to compliance with the conditions set out below, the proposed development would be acceptable and would not seriously injure the amenities of the residential conservation area or the 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 appeal, 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.

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

2. The proposed window on the western elevation of the basement shall be omitted.

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

3. Prior to commencement of development, the applicant shall submit revised details of the proposed replacement railing to the front of the property to the planning authority for agreement. The replacement railing shall be similar in style to that of the railing to the front of the adjoining protected structures and shall be of the highest possible architectural quality.

**Reason:** In order to protect the character of the residential conservation area and the adjacent protected structures.

4. The basement shall be used for purposes ancillary to the main residential building at No.13 Synnott Place (as specified in the lodged appeal documentation), and shall not be used, let or leased as a separate residential unit unless otherwise authorised by a prior grant of planning permission.

**Reason:** To protect the residential amenities of property in the vicinity

**Board Member**

**Date:** 31/08/2020

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Stephen Bohan