



An  
Bord  
Pleanála

**Board Direction**  
**BD-006406-20**  
**ABP-307226-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/09/2020.

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 'Z1 Sustainable Neighbourhood' zoning provision for the site and the small scale nature of the proposed 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 residential amenities of the area or 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, 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 two horizontal slit windows on the side (western) elevation shall be fitted with permanently obscure fixed glazing.

**Reason:** In the interest of protecting the residential amenity of neighbouring property.

3. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such work and services.

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

**Board Member**

**Date:** 04/09/2020

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Michelle Fagan