



An  
Bord  
Pleanála

**Board Direction**  
**BD-007263-21**  
**ABP-308287-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/01/2021.

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 location of the site in an urban area and the variety of boundary treatments and the pattern of development in the area, it is considered that 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 further plans and particulars submitted to An Bord Pleanála on the 28<sup>th</sup> day of September, 2020 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 height of the wall shall be reduced to 1.8m in height and mitigation measures to including planting as specified in the documentation submitted to An Bord Pleanála on the 28<sup>th</sup> day of September 2020 shall be carried out in the first planting season following the completion of the development.

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

**Board Member**

**Date:** 12/01/2021

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Paul Hyde