

An  
Bord  
Pleanála

**Board Direction**  
**BD-008465-21**  
**ABP-308342-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/06/2021.

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**

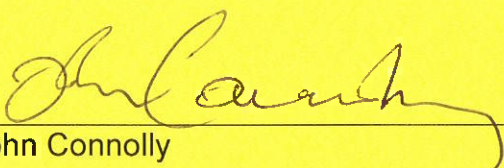
Having regard to the zoning of the site and the pattern of development in the area, it is considered that the proposed development would not seriously injure the residential amenity of existing property in the area and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.



## Conditions

1.	<p>The development shall be retained 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.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted on the 27<sup>th</sup> day of May 2019 under appeal reference number ABP-304018-19, planning register reference number 18/1122, and any agreements entered into thereunder.</p> <p><b>Reason:</b> In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission(s).</p>

Board Member

  
John Connolly

Date: 09/06/2021