



An
Bord
Pleanála

Board Direction
BD-007574-21
ABP-308668-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/02/2021.

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 nature, design and scale of the development proposed to be retained, it is considered that, subject to compliance with the conditions below, the development would not seriously injure the visual or residential amenities of the area or the visual or residential amenities of properties in the vicinity. The development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1.	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
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	<p>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>Reason: In the interest of clarity</p>
2.	<p>The external walls of the structure shall be finished in nap plaster within 6 months of the date of this order.</p> <p>Reason: In the interest of visual amenity</p>
3.	<p>The permitted structure shall not be used as habitable accommodation.</p> <p>Reason: In the interest of residential amenity.</p>
4.	<p>Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services, details of which shall be submitted for the agreement of the Planning Authority within 3 months of the date of this order.</p> <p>Reason: In the interest of public health.</p>

Board Member

Date: 19/02/2021

Terry Prendergast