



An  
Bord  
Pleanála

**Board Direction**  
**BD-007648-21**  
**ABP-308682-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/03/2021.

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 design, character and layout of the proposed development, it is considered that the proposed development would not adversely impact on the residential amenities of adjoining properties, would be consistent with the provisions of the Rathkeale Local Area Plan, and would otherwise 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 points of detail to be agreed with the planning authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

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

2. Details of the materials, colours and textures of all the external finishes shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development

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

3. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

**Reason:** In the interest of pollution prevention and orderly development.

4. Prior to the commencement of development, the developer shall submit to the planning authority for agreement in writing a waste management plan for the recovery/disposal of all wastes arising from the proposed demolition and construction works and all other associated works.

**Reason:** In the interest of sustainable waste management.

**Board Member**

**Date:** 03/03/2021

---

Michelle Fagan