



An
Bord
Pleanála

Board Direction

BD-007819-21

ABP-308938-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/04/2021.

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 planning history of the site, the pattern of development in the area and the nature, scale and extent of the development proposed to be retained, it is considered that, subject to the conditions set out below, the development proposed to be retained would not seriously injure the residential amenities of adjoining properties or the visual amenities of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. Planpartic

Reason: In the interest of clarity.

2. (i) The applicant shall provide fencing to the perimeter of the veranda to a height of 1.5 meters. Details of the material and finish to be in writing with the planning authority, prior to the installation of the fencing.

(ii) The applicant shall agree in writing all planting and fencing to be provided around the side and rear boundaries of the site prior to the commencement of development.

Reason: In the interests of residential and visual amenity.

3. All surface water from roofs, entrances, paved areas and parking areas shall be collected and disposed of within the site to the satisfaction of the planning authority.

Reason: In the interests of proper planning and sustainable development.

Board Member

Date: 06/04/2021

Terry Prendergast