

An  
Bord  
Pleanála

**Board Direction**  
**BD-008312-21**  
**ABP-309687-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/05/2021.

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 provisions of the Wicklow County Development Plan 2016-2022, the existing pattern of development in the area, and the nature and scale of the proposed development, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the 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 retained in accordance with the plans and particulars submitted to the local authority on the 15<sup>th</sup> December 2020 except as may otherwise be required in order to comply with the following conditions.

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

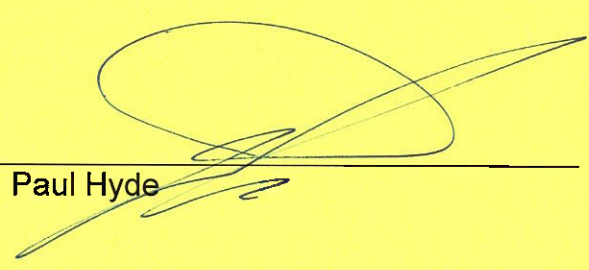
2. This garage shall be used for private domestic use only and shall not be used for human habitation or for any commercial purpose.

**Reason:** To safeguard the residential amenities of adjoining properties.

3. All surface water run-off from roofs shall be collected and disposed of within the site to soak pits. In particular, no such surface water run-off shall be allowed to flow onto the public roadway or adjoining properties, nor to discharge to the (effluent disposal system).

**Reason:** In the interests of traffic safety and residential amenity.

**Board Member**



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Paul Hyde

**Date:** 26/05/2021