



An  
Bord  
Pleanála

**Board Direction**  
**BD-009463-21**  
**ABP-309853-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/11/2021.

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 established residential character of the site which is a spacious and well screened site, the nature and scale of the domestic development and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would, subject to detailed design, constitute an acceptable intensification of residential use, would not seriously injure the residential amenities of surrounding properties or the visual amenity and character of the area and would not significantly undermine the overall housing strategies and orderly development of Carrickduff, County Carlow or Bunclody, County Wexford. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. This outline permission relates solely to the principle of a detached dormer dwelling on this site of 1-2 bedrooms only.

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

2. The plans and particulars to be submitted by way of a separate application for permission consequent shall include the following:
  - (a) A comprehensive site survey, to a scale of not less than 1:500, including contours at intervals of 0.5metres, showing all existing trees, boundaries, and other features,
  - (b) A site layout plan to a scale of not less than 1:500 showing the layout of the proposed house, driveway, the respective curtilage for the existing and the proposed dwellings, and the foul connection system for both dwellings,
  - (c) The finished floor level of the house by reference to existing site levels and road level at the proposed entrance
  - (d) Design proposals and details for external finishes which have regard to the design and character of the built environment in the vicinity, and
  - (e) Proposals for the landscaping of the site (including retention/reinforcement of existing boundary treatment)

**Reason:** In the interest of clarity and to enable the application for permission consequent to be fully assessed.

Board Member

Maria FitzGerald  
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Date: 19/11/2021