

An  
Bord  
Pleanála

**Board Direction**  
**BD-010059-22**  
**ABP-310454-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/02/2022.

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 location of the proposed development in a suburban area and the limited standing/sitting out area proposed in this application and subject to compliance with the conditions set out below it is considered that the proposed development will not seriously injure the amenity of adjoining property by reason of overlooking and would otherwise accord with the provisions of the Wicklow County Development Plan and with the proper planning and sustainable development of the area.

## Conditions

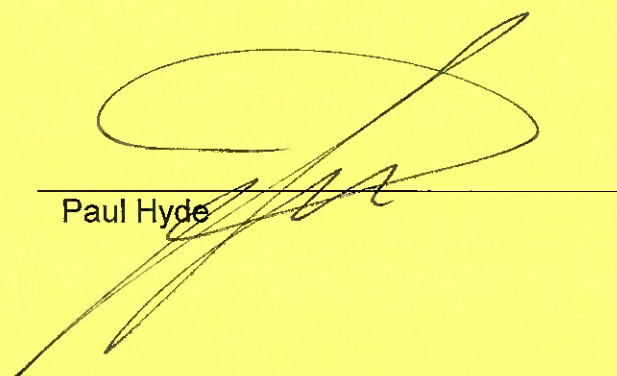
1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 30th day of April 2021 except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall 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.

**Reason:** In the interest of clarity

2. The applicant shall submit to and agree in writing with the planning authority details of the flexible screens to be fixed to the sides of the rooflights. The screens shall be installed within 6 months of the date of this order.

**Reason:** To limit overlooking of adjoining property in the interest of residential amenity.

**Board Member**



Paul Hyde

**Date:** 18/02/2022