



An  
Bord  
Pleanála

**Board Direction**  
**BD-009248-21**  
**ABP-310627-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/10/2021.

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 siting, limited scale and height, design, character and layout of the structures proposed to be retained and completed, 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 Ballincollig Carrigaline Municipal District 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 retained 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 condition. Where such condition requires 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 disposal of surface water shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health and to ensure a proper standard of development.

**Board Member**

*Maria FitzGerald*

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Maria FitzGerald

**Date:** 13/10/2021