

**An  
Bord  
Pleanála**

**Board Direction  
BD-010063-22  
ABP-311145-21**

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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 nature of the proposed development, the limited amenity value of the site, to the residential zoning objective for the area and the pattern of development in the area, it is considered that subject to compliance with conditions below, the proposed development would not seriously injure the amenities or character of the area and would not create a traffic hazard at this location. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

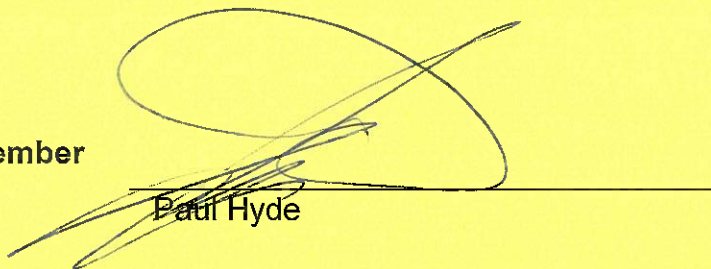
1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 25th day of June 2021, except as may otherwise be required in order to comply with the following conditions. 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 external finishes shall harmonise in colour and texture that is complementary to the house or its context.

**Reason:** In the interest of visual amenity.

**Board Member**



Paul Hyde

**Date:** 18/02/2022