

An  
Bord  
Pleanála

**Board Direction**  
**BD-009692-21**  
**ABP-311205-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/12/2021.

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 nature and extent of the store to be retained, its location within the site and to the pattern of development in the area, it is considered that the development, subject to compliance with the conditions set out below, would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application and by the further plans and particulars received by An Bord Pleanála on the 25<sup>th</sup> day of August, 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 and the development shall be

retained, carried out and completed in accordance with the agreed particulars.

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

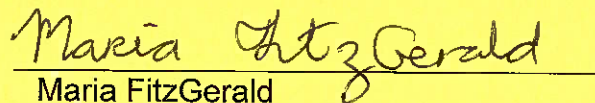
2. The structure hereby permitted to be retained shall be used as a private domestic garage/store solely for purposes incidental to the enjoyment of the dwellinghouse and shall not be used for human habitation, commercial, trade or industrial purposes.

**Reason:** To restrict the use of the garage/store structures in the interest of residential amenity.

3. The landscaping scheme as shown on the plan submitted to An Bord Pleanála on the 25<sup>th</sup> day of August, 2021 shall be carried out within the first planting season following the date of this order.

**Reason:** In the interest of residential and visual amenity

Board Member

  
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Maria FitzGerald

Date: 20/12/2021