



An
Bord
Pleanála

Board Direction
BD-009990-22
ABP-311338-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/02/2022.

The Board considered the file and the Inspector's report for ABP-312250-21 at the same meeting.

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 pattern of development in the area and to the scale, nature and design of the works to be retained and completed, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought, would not seriously injure the amenities of the area or of property in the vicinity and would not pose a risk to pedestrian and traffic safety. The development proposed for retention would, therefore, 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 conditions.

Reason: In the interest of clarity.

2. The side boundary wall shall be finished with a smooth plaster finish to match the front boundary wall.

Reason: In the interest of visual amenity.

Note: The Board noted that a submission received from the applicant on the 5th day of October 2021 was not addressed in the Planning Inspector's report. The Board considered the submission at the meeting and considered that the issues raised were adequately addressed in the Planning Inspector's assessment and that a revised assessment report was not required in this instance.

Board Member

Maria FitzGerald
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Date: 11/02/2022