

An  
Bord  
Pleanála

**Board Direction**  
**BD-010189-22**  
**ABP-311840-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/03/2022.

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 residential zoning objective for the area, the pattern of development in the vicinity and 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 proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity. The proposed development 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.

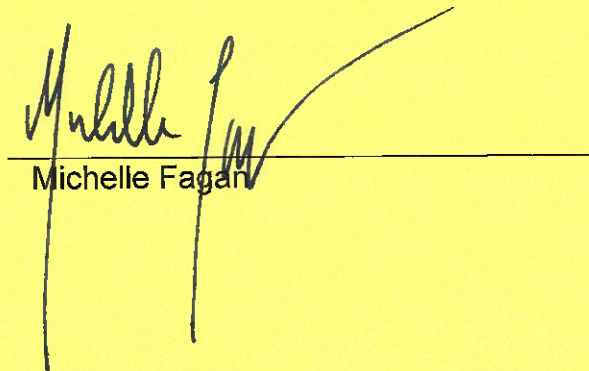
**Reason:** In the interest of clarity.

2. Within three months of the date of this order the developer shall submit to the planning authority for written agreement details of the proposed brick

and blockwork panels to be installed at ground floor level and the timescale within which the works shall be carried out.

**Reason:** In the interest of residential and visual amenities.

**Board Member**



Michelle Fagan

**Date:** 08/03/2022