

An  
Bord  
Pleanála

**Board Direction**  
**BD-013744-23**  
**ABP-313349-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/09/2023.

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 prevailing pattern and character of existing development in the vicinity and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the retention of the development as proposed would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would not be prejudicial to public health. The development would, therefore, be in accordance with the proper planning and sustainable development of the area.

#### **Conditions**

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| 1. | The development shall be retained 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. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details with the planning authority prior to |
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	<p>commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>The development hereby permitted shall be restricted to that as described in the public notices.</p> <p><b>Reason:</b> In the interest of clarity.</p>
3.	<p>The proposed granny flat shall be used solely for that purpose and shall revert to use as part of the main dwelling on the cessation of such use. The granny flat shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.</p> <p><b>Reason:</b> To protect the amenities of property in the vicinity.</p>
4.	<p>Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the detailed requirements of the planning authority for such works and services. The granny flat shall be connected to the on-site waste water treatment system on the site.</p> <p><b>Reason:</b> In the interest of public health.</p>

Board Member



Tom Rabbette

Date: 15/09/2023