

**An  
Bord  
Pleanála**

**Board Direction  
BD-011395-22  
ABP-313856-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/10/2022.

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 provisions of the Meath County Development Plan, 2021-2027, the site location within an existing built-up residential area, and to the minor scale, form and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or the residential amenities 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, carried out 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. 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 glazing within the attic level windows on the western gable elevation shall be manufactured with obscure glass and shall be permanently maintained.

**Reason:** In the interest of residential amenity and to prevent overlooking of adjoining residential property.

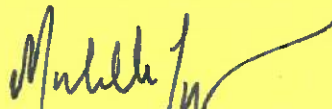
3. All external finishes to the proposed development shall harmonise in colour and texture with the existing dwelling on the site.

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

4. Site development and building works shall be carried out only between the hours of 0800 and 1800 from Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviations from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

**Board Member**



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Michelle Fagan

**Date:** 24/10/2022