



An  
Bord  
Pleanála

**Board Direction**  
**BD-013281-23**  
**ABP-313877-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/08/2023

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **Reasons and Considerations**

Having regard to the nature and scale of the development proposed to be retained and the established residential use of the site, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would be in keeping with the character of the area and would not seriously injure the amenities of the area or the amenities of properties in the vicinity. The development proposed to be retained 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 and the development shall be retained, carried out and completed in accordance with the agreed particulars.

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

2. The external walls of the structure shall be finished in nap plaster within six months of the date of this order.

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

3. The permitted structure shall not be used as habitable accommodation.

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

4. Surface water drainage arrangements shall comply with the planning authority's requirements, details of which shall be agreed within six months of the date of this order.

**Reason:** In the interest of public health.

5. Within 3 (three) months of the final date of this permission the existing septic tank that was previously shown to serve this building shall be decommissioned and removed by a suitably qualified person and written details of same shall be forwarded for the written agreement of the Planning Authority

**Reason:** In the interests of public health

**Board Member**

  
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Liam Bergin

**Date:** 16/08/2023