

**An
Bord
Pleanála**

**Board Direction
BD-014691-23
ABP-314021-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/11/2023.

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

As per Inspector's report.

Conditions

As per Inspector report.

Add additional condition as follows:

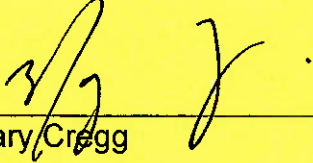
- The proposed development shall be amended as follows:
 - Units 1 and 7 shall be omitted from the development.

Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of residential amenity.

Note: The Board considered that the lack of private amenity space for Unit 1 and the proposed arrangements to access the storage area would have a negative impact on the residential amenity of Unit 1. In addition, given the layout and proximity of Units 1 and 7 to the public footpath, it is considered that this would impact on privacy and residential amenity for these units.

Board Member



Mary Cregg

Date: 4/12/2023