

An  
Bord  
Pleanála

**Board Direction**  
**BD-012657-23**  
**ABP-314307-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/06/2023.

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 limited views of the site from the public domain, the orientation of the terrace and modest nature of the proposed development, situated to the rear of the terrace, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area and would not give rise to overlooking, overshadowing or significant loss of sunlight or daylight. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as otherwise may 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 the commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

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

2. The glazing to the first-floor bathroom window (rear elevation) shall be opaque.

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

3. Prior to commencement of development, the developer shall enter into water and/or wastewater connection agreements with Irish Water.

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

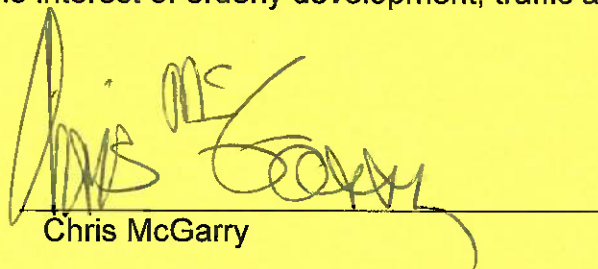
4. Water supply and drainage arrangements shall comply with the requirements of the planning authority for such works and services. No surface water from the development shall discharge to the public road.

**Reason:** In the interest of traffic safety.

5. Prior to commencement of development, a Traffic Management Plan shall be submitted to the planning authority for written agreement to apply for the duration of construction works. This shall include arrangements for the management of pedestrians, movement of materials and plant to and from the site and parking during construction.

**Reason:** In the interest of orderly development, traffic and pedestrian safety.

**Board Member**



Chris McGarry

**Date:** 28/06/2023