



An  
Bord  
Pleanála

**Board Direction**  
**BD-014572-23**  
**ABP-314722-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/10/2023.

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 zoning objective of the area, the design, layout and scale of the proposed development and the pattern of development in the area, it is considered that, subject to compliance with conditions below, the proposed development would not seriously injure the visual amenities or residential amenity 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 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. |
|----|--|

|    |  |
|----|--|
|    | <b>Reason:</b> In the interest of clarity  |
| 2. | Save for the amendments granted on foot of this permission, the development shall be completed in strict accordance with conditions of Register Reference ABP-304739-19, save as may be required by other conditions attached hereto<br><br><b>Reason:</b> In the interests of clarity |

**Board Member**



**Date:** 14/11/2023

Liam Bergin