



An
Bord
Pleanála

Board Direction
BD-015165-24
ABP-314733-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/01/2024.

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 nature and extent of the development for which permission to retain is being sought, it is considered that the proposed development, subject to the compliance with the conditions set out below, would not seriously injure the amenities of the area or of property in the vicinity, and would, therefore, be in accordance provisions of the Offaly County Development Plan 2021 -2027 and in keeping with the principles of proper planning and sustainable development.

Condition

1 . The development shall be carried out and completed in accordance with the plans and particulars lodged with the application except as set out in the note hereunder.

Reason: In the interest of clarity.

Note: Having regard to the substantial separation distance between the applicant and appellant dwellings as well as the orientation of the two first-floor bedroom windows, the Board considered that the imposition of a condition requiring obscure glazing was not warranted and did not share the Inspector's view in this regard.

Board Member



Joe Boland

Date: 23/01/2024