

An
Bord
Pleanála

Board Direction
BD-014348-23
ABP-314736-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/10/2023.

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 location of the development to be retained, the permitted development at the site, the limited scale and modest extent of the development to be retained in terms of the as built dwelling, the nature of the receiving environment, the pattern of development in the vicinity and subject to compliance with the conditions set out below, it is considered that the proposed development would not seriously injure the visual or residential amenities of the area or of property in the vicinity. The development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained out and completed in accordance with the plans and particulars lodged with the application on the 14th day of July 2022, 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.

Reason: In the interest of clarity.

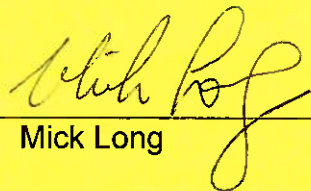
2. The development shall comply with the conditions attached to the permission granted under Planning Reference Number 20/730 (as amended by Board Order ABP-309218-21) except as amended in order to comply with the attached conditions.

Reason: In the interest of clarity.

3. Landscaping of the site shall be carried out in accordance with a comprehensive landscaping scheme which shall be submitted to and agreed in writing with planning authority within three months of the date of this Order.

Reason: In the interest of the amenities of the area.

Board Member



Mick Long

Date: 26/10/2023