



**An  
Bord  
Pleanála**

**Board Direction  
BD-014720-23  
ABP-314893-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/11/2023.

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**

Having regard to the established use of the site for residential purposes and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not detract from the character of the existing dwelling or the residential or visual amenities of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

#### **Conditions**

As per Inspector report

Add condition 6 from planning authority.

**Board Member**

  
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Mary Cregg

**Date:** 4/12/2023