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Bord  
Pleanála

**Board Direction**  
**BD-012598-23**  
**ABP-315181-22**

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

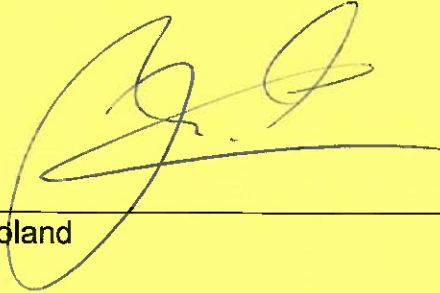
Having regard to the nature and scale of the development, the configuration of the subject premises relative to adjoining residential development, and to the existing pattern of development in the area, it is considered that the development, subject to compliance with the following conditions, is visually acceptable and not out of character, is not seriously injurious to the amenities of property in the vicinity and is acceptable in terms of the proper planning and sustainable development of the area.

### Conditions

1.	The development shall be in accordance with the plans, particulars and specifications submitted with the application for permission to the planning authority date stamped 2 <sup>nd</sup> September 2022.  <b>Reason:</b> In order to clarify the nature of the development hereby permitted.
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2.	<p>The house, including the extensions hereby permitted, shall be used solely as a single dwelling unit, and shall not be sub-divided or used in part or in whole for any commercial purposes.</p> <p><b>Reason:</b> In the interests of residential amenity and the proper planning and sustainable development of the area.</p>
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**Board Member**



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Joe Boland

**Date:** 27/06/2023