

An  
Bord  
Pleanála

**Board Direction**  
**BD-015376-24**  
**ABP-315635-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/02/2024.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below and on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Remove condition number 2 and replace as follows:

The proposed boundary wall to the east of unit 4 shall be reconstructed using stone facing on the public footpath side and nap plaster on the opposing side.


**Reason:** In the interest of visual and residential amenity.

### **Reasons and Considerations**

Having regard to the residential land use zoning for the site, and to the pattern of development in the area, it is considered that House No. 4, by reason of its design and location relative to Clare Road, would not detract from the visual amenity of the area, subject to minor amendments to the proposed boundary treatment on Clare Road, or result in overdevelopment of the site. The Planning Authority's Condition 2 requiring the omission of House No. 4 is, therefore, not warranted. The Board did not agree with the Inspector regarding the proposed changes to boundary treatment of house number 4. The Board considered that the boundary treatment to the east of house number 4 as set out in Drawing number "JCR-20-02-102 Rev. A", received by the planning authority at further information stage on the 28<sup>th</sup> day of November 2022,

is acceptable in order to provide acceptable level of residential amenity for house number 4.

**Board Member:**



---

Mary Gregg

**Date:** 09/02/2024