



An
Bord
Pleanála

Board Direction
BD-015625-24
ABP-315971-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/02/2024.

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 provisions of national and local planning policy, to the nature and extent of proposed development, and to the pattern of development in the vicinity, it is considered that, subject to compliance with conditions set out below, the proposed development will not result in a traffic hazard and would not seriously injure the residential amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on 8th December 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. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

3. Prior to the commencement of development, the developer shall submit a Construction and Environment Management Plan for agreement with the Planning Authority.

Reason: In the interests of public safety and residential amenity.

Board Member



Liam Bergin

Date: 28/02/2024