



An
Bord
Pleanála

Board Direction
BD-012824-23
ABP-316045-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/07/2023.

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 / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Amend condition number 2 as follows

The proposed development shall be amended as follows:

- (a) The external facing walls of the garage shall be relocated at least 2.5 metres of the northern and eastern site boundaries.
- (b) Remove to dormer windows on the side (south) facing elevation.

Revised drawings and details showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of residential and visual amenity and to protect the residential amenities of neighbouring properties.

Reasons and Considerations

As per inspector.

Board Member:

Oonagh M Buckley
Oonagh Buckley

Date: 07/07/2023