



An
Bord
Pleanála

Board Direction
BD-015603-24
ABP-316185-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/02/2024.

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 nature and location of the proposed development and the development proposed to be retained and pattern of development in the vicinity, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of residential property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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| 1. | The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, 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 completion of the development and the |
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	<p>development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The development shall be amended as follows:</p> <p>The proposed glazed door in the rear first floor elevation shall be retained as a window and shall be permanently fitted with obscure glazing.</p> <p>Revised drawings showing compliance with these requirements shall be submitted to and agreed in writing with the planning authority within 3 months of this order.</p> <p>Reason: In the interest of residential amenity.</p>
3.	<p>The property shall be occupied as a single residential dwelling only and shall not be sold, let or otherwise transferred or conveyed save as a dwelling.</p> <p>Reason: In the interest of residential amenity.</p>
4.	<p>That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on the adjoining roads during the course of the works.</p> <p>Reason: To protect the amenities of the area.</p>

Board Member


 Stephen Bohan

Date: 28/02/2024