



An
Bord
Pleanála

Board Direction
BD-012376-23
ABP-316771-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/06/2023.

The Board decided to confirm the determination of the local authority in part and set aside the determination of the local authority and allow the appeal in part, generally in accordance with the Inspector's recommendation and reasons and considerations.

The Board determined that the local authority should be directed to omit the 0.41 hectares of land identified as the riparian zone.

Note: the Board did not share the recommendation of the Inspector to omit 0.57 hectares of land where the condition nos. 2 and 3 of planning permission ABP-308135-20 apply as these conditions do not preclude future residential development.

Board Member

Date: 08/06/2023

Chris McGarry