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Bord  
Pleanála

**Board Direction**  
**BD-014440-23**  
**ABP-317550-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/11/2023.

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 nature of the development proposed, its siting, scale and design it is considered that subject to compliance with the following conditions, the proposed development would not adversely impact the character of the area or be seriously injurious to the visual or residential amenities of the area.

#### **Conditions**

As per Inspector report, with the following replacement/ additions:

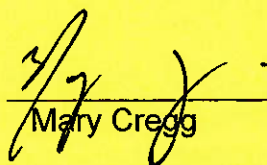
- a) Replace condition 2 with the following:

*The development hereby permitted does not include permission to use the existing field gate entrance, indicated on the revised site layout plan received by the local authority on 9<sup>th</sup> May 2023, to serve as access to the proposed garage. Access to the proposed garage shall be through the entrance serving the dwelling.*

**Reason:** *In the interests of clarity and traffic safety*

- b) Add standard surface water drainage condition.

**Board Member**

  
Mary Cregg

**Date:** 10/11/2023