

An  
Bord  
Pleanála

**Board Direction**  
**BD-016405-24**  
**ABP-317939-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/05/2024.

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 of the proposed development 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. 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 the 19th June 2023 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. External finishes to the proposed development shall be in accordance with the details received by the planning authority on the 19th June 2023.

**Reason:** In the interest of visual amenity.

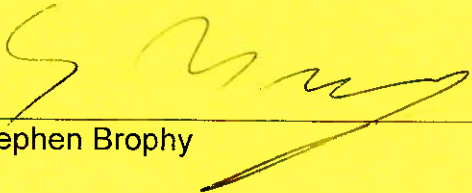
3. The proposed garage/shed shall not be used for human habitation or for commercial purposes other than purposes incidental to the enjoyment of the dwelling house

**Reason:** In the interest of residential amenity

4. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity

**Board Member**

  
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Stephen Brophy

**Date:** 23/05/2024