

An  
Bord  
Pleanála

**Board Direction**  
**BD-016294-24**  
**ABP-317959-23**

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 Cork County Development Plan 2022-2028, the site location in the Middleton Town Centre Architectural Conservation Area, the planning history of the site, the scale and design of the development to be retained, the surrounding pattern of development, the Board considers that the development to be retained would not give rise to unacceptable impacts on visual amenity or on the character and setting of the Middleton Town Centre Architectural Conservation Area, or on the residential amenity of surrounding neighbouring properties. The development to be retained, therefore, is in accordance with the proper planning and sustainable development of the area.

## Conditions

1.	<p>The development shall be retained in accordance with plans and particulars lodged with the Planning Authority on the 18/07/2023, save where amended by the terms and conditions herein.</p> <p><b>Reason:</b> In the interests of clarity.</p>
2.	<p>(a) The first -floor window to the rear elevation (currently serving as ensuite bathroom) shall be retained in obscure glass/glazing in perpetuity.</p> <p>(b) The dormer element on the north elevation shall remain blank and shall not be provided with glazing of any nature.</p> <p><b>Reason:</b> To prevent overlooking of adjoining residential properties.</p>

Board Member



Joe Boland

Date: 14/05/2024