



An  
Bord  
Pleanála

**Board Direction**  
**BD-017202-24**  
**ABP-318656-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/08/2024.

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 zoning of the site, the pattern of development in the area and to the nature, scale and design of the development to be retained, the Board considered that, subject to compliance with the conditions set out below, that the development to be retained would not injure the residential or visual amenities of the area or property in the vicinity and would be in accordance with the proper planning sustainable development of the area.

### **Conditions**

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application except as otherwise may 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 re-commencement of development and the development shall be carried out, completed and retained in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The structure shall be used solely for purposes incidental to the enjoyment of the house and shall not be used for human habitation or for commercial purposes, sold leased or otherwise transferred or conveyed, save as part of the dwelling.

**Reason:** To protect the amenities of property in the vicinity.

3. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

**Reason:** In the interests of public health.

**Board Member**



Tom Rabbette

**Date:** 09/08/2024