



An  
Bord  
Pleanála

**Board Direction**  
**BD-016998-24**  
**ABP-318903-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/07/2024.

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**

#### **Regarding Condition 2**

Having regard to the repositioning of the proposed house following a further information request, the established settlement character of the locality which includes a variety of houses on large plots, including houses of contemporary design, and also taking account of existing tree cover, it is considered that condition number 2, requiring design amendments be amended as follows:

Remove 2 (a)

Remove 2 (b)

Remove 2 (c )

Amend (9d) to read "The privacy screen serving the terrace, c. 1.8m in height to the front elevation shall be permanently fixed and be extended to wrap around the corner for 2m in length

**Reason:** In the interests of visual amenity and the proper planning and sustainable development of the area.

### **Regarding Financial Contribution**

As per PA condition 13 of Grant of permission dated 15<sup>th</sup> December 2023  
i.e. in the amount of €30,921.60,

**Reason:** It is a requirement of the Planning and Development Act 2000  
that a condition requiring a contribution in accordance with the  
Development Contribution Scheme made under section 48 of the Act be  
applied to the permission.

**Board Member**



Liam Bergin

**Date:** 16/07/2024