



An  
Bord  
Pleanála

**Board Direction**  
**BD-017836-24**  
**ABP-319572-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/10/2024.

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 established pattern of development in the area, the scale of existing buildings and the location of the outbuilding to be retained within a cluster of existing buildings within the site, it is considered that subject to the following conditions, the modest increase in height associated with the structure for which the current application for retention relates, would not impact on the residential or visual amenities of the area or depreciate the value of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be completed and retained in accordance with the plans and particulars lodged with the application 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 completed in accordance with agreed particulars.

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

2. Details of the materials, colours and textures of the outbuilding which is the subject of the retention permission shall be submitted to and agreed in writing with the planning authority prior to commencement of the development.

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

3. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

**Reason:** To prevent flooding and in the interests of sustainable drainage.

**Board Member**

  
Paul Caprani

**Date:** 10/10/2024