



An
Bord
Pleanála

Board Direction
BD-018128-24
ABP-319801-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/11/2024.

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 development and to the planning history relating to the site, it is considered that the proposed development and the development proposed for retention and completion, subject to compliance with the conditions set out below, would not have an adverse impact on the amenities of adjoining properties and would, otherwise, be in accordance with the proper planning and 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, as amended by the further plans and particulars received by the planning authority on the 5th day of April 2024, 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 and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission planning register reference number 14/1082 unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. The front elevation shall be amended as follows:
 - (a) render with wet dash plaster shall be used at first floor level,
 - (b) hardwood timber doors and door sets shall be used,
 - (c) six-over-six timber rise and fall sash windows shall be used,
 - (d) natural slate shall be used for the roof, and
 - (e) quion stone detailing shall be used at either side of the front.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority with three months of the date of this Order.

Reason: In the interest of visual amenity and protecting the character of the Architectural Conservation Area.

Board Member

Mary Gurrie
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Date: 08/11/2024