

An  
Bord  
Pleanála

**Board Direction**  
**BD-018663-25**  
**ABP-320121-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/01/2025.

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 and scale of the development proposed to be retained and the proposed development, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the visual or scenic amenity of the area, would not have an adverse impact on residential amenity, would not have a significant impact on archaeological heritage, and would be acceptable in terms of traffic safety, public health and environmental sustainability. The development proposed to be retained and the proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be carried out, completed and retained in accordance with the plans and particulars lodged with the application, as amended by the

further plans and particulars submitted to the planning authority on the 23<sup>rd</sup> day of May, 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agree particulars.

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

2. Any and all works required to comply with this permission, other than those included in condition 4 below, and the terms and conditions to which it is subject shall be carried out and completed in full within three month of the date of this order, unless otherwise agreed in writing with the planning authority.

**Reason:** In the interest of clarity and the orderly development of the area.

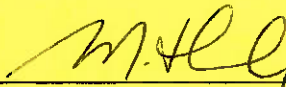
3. Drainage arrangements for the site, including the disposal of surface water shall comply with the requirements of the planning authority for such works and services. No surface water from the site shall be permitted to discharge to the public road and the applicant shall take steps to ensure that no public road water discharges onto site.

**Reason:** To prevent flooding.

4. All landscaping works shall be completed, within the first planting season following the grant of permission, in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted to the planning authority on the 23<sup>rd</sup> day of May, 2024. Any trees and hedging which die, are removed or become seriously damaged or diseased, within a period of 3 years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** In the interests of biodiversity and of the visual and residential amenity of the area.

**Board Member**

  
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Mary Henchy

**Date:** 16/01/2025