

An
Bord
Pleanála

Board Direction
BD-019651-25
ABP-321700-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/05/2025.

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 'RS' – 'Residential' zoning provisions for the site, the planning history of the site, the nature and scale of the development proposed to be retained, and the existing pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not be out of character with development in this Architectural Conservation Area, would not seriously injure the residential or visual amenities of the area or 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 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 and the development shall be retained 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 under planning register reference number F22A/0245, 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. Within 6 months of the date of the final grant of retention permission, the granite capping to the front boundary wall and entrance piers shall be removed.

Reason: To conserve the character of the Architectural Conservation Area

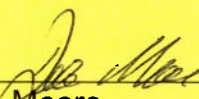
4. The garden shed hereby permitted shall be used for private domestic use only and shall not be used for human habitation or for any commercial purpose. It shall not be sold, let or otherwise transferred or conveyed, save as part of the overall dwelling.

Reason: To safeguard the residential amenities of adjoining properties.

5. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

Board Member



Declan Moore

Date: 12/05/2025