

Board Direction BD-019874-25 ABP-321854-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/05/2025.

The Board decided by majority (2:1) 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 proposal, and the established pattern of development in this mature residential neighbourhood, it is considered that the proposed development, subject to the following conditions, would not be contrary to the Sustainable Residential Development and Compact Settlements: Guidelines for Planning Authorities, would be acceptable in terms of public safety, and would accord with the proper planning and sustainable development of the area

Conditions

1. The development shall be carried out and completed in accordance with the plans, particulars and specifications lodged with the Planning Authority on 18th November 2024, save as may be required by the following conditions.

Reason: In the interest of clarity.

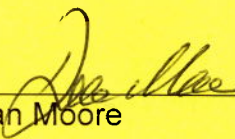
2. Prior to the commencement of development for the on-site car parking space, details of the permeable paving to be provided shall be agreed in writing with the Planning Authority, and the development shall be completed in accordance with the agreed written details.

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

3. Disposal of surface water from the development shall be to the requirements of the Planning Authority. No surface water shall be allowed to flow on to the public carriageway.

Reason: In the interest of orderly development.

Board Member


Declan Moore

Date: 09/06/2025