

An
Bord
Pleanála

Board Direction
BD-019035-25
ABP-321076-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/02/2025.

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

It is considered that, subject to compliance with the conditions set out below, the retention for change of floor levels of the two dwelling units will not have significant negative impact on the amenity of neighbouring properties. Having regard to the foregoing it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not be seriously injurious to the amenities of the area or the residential amenities of properties in the vicinity of the site. The development proposed to be retained 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, elevations and documentation submitted to the planning authority on 7th of August 2024 except as amended by conditions hereunder.

Reason: In the interest of clarity.

2. This permission is for retention of changes to finished floor levels (FFL) for units 45 & 46 as indicted under the public notices. Apart from any departures specifically authorised by this permission, the development shall comply with the

conditions of the parent permission Planning reference numbers PI. Ref 21/2071 and PI. Ref 06/5813. This permission shall expire on the same date as the parent permission.

Reason: In the interest of clarity.

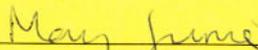
3. (a) All surface water generated by the development shall be disposed of within the site and shall not be discharged onto the road or adjoining property.
(b) Only clean uncontaminated storm water shall be discharged to the soakaway system or surface water.

Reason: In the interests of road safety and proper planning and development.

4. (a) Boundary treatment and landscaping shall be as per the plans and particulars received by the Planning Authority on the 7th of August 2024.
(b) Planting shall comprise of native tree/plant species only.
(c) All boundary treatments facing public areas shall be constructed using natural, limestone only.

Reason: In the interests of visual and residential amenity.

Board Member


Mary Gurrrie

Date: 26/02/2025