



## Board Direction

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**Ref: PL03.245428**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 7<sup>th</sup> January 2016.

The Board decided to grant permission in accordance with the following reasons, considerations and conditions.

### Reasons and Considerations

Having regard to the planning history of the subject site which included a prior grant of planning permission for 4 No. dwellings, to the uncompleted nature of the development as originally envisaged and to the zoning objective for the lands as set out in the Kilrush Town and Environs Development Plan 2014-2020 it is considered that the PD, subject to compliance with the conditions set out below, would not seriously injure the amenities of property in the area, would not be prejudicial to public health and would, therefore, be in accordance with the PP and SD of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board had regard to the planning history of the site, to the relatively modest scale of the proposal in terms of the overall catchment of the town and environs of Kilrush and to the absence of objection from Irish Water and considered that the PD would not be such as to warrant refusal on the grounds indicated.

### Conditions

1. Plans/partic.
2. UrbanWaterDrain
3. ExternGen
4. CMP1 excl hours
5. As per PA c.15

6. As per PA c.6
7. As per PA c.8
8. Cables
9. Lighting
10. Security 1
11. S.48 unspecified.

Board Member: \_\_\_\_\_ Date: 7<sup>th</sup> January 2016  
G.J. Dennison