



## Board Direction

---

**Ref: 06S.245650**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26<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 residential land use zoning on the site, the pattern of development in the area, the size of the site, the proposed layout of and design of the development, the proposal to retain and refurbish the existing house 'Liscarney House' as part of the proposal and the planning history of the site, it is considered that the proposed development would integrate with and compliment existing development in the area, would not be injurious to the residential or visual amenities of the area, and would appropriately manage the built heritage of the area. The proposed development would therefore be in accordance with the PP&SD of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board noted that the applicant's response to the appeal by An Taisce served to satisfy a number of the concerns arising in relation to protection of the fabric and character of Liscarney House, and considered that subject to compliance with planning conditions that will guide the construction stage, the development would not compromise the architectural integrity of the house. The Board was satisfied that the design of the proposed new house was appropriate and complimentary to the existing streetscape in the area and would enhance the overall visual amenities of this corner site.

## Conditions

1. Plan Partic (incl submission to ABP on 18<sup>th</sup> nov 2015)
2. nameNo
3. As per PA c.6
4. Cables
5. Dished Footpath
6. Waterdrain
7. As per PA c9
8. Hours std wording use PA hours (c11)
9. S48 (€15,651.04) c/f PA c11

Board Member: \_\_\_\_\_ Date: 26<sup>th</sup> January 2016  
Conall Boland