



## Board Direction

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**Ref: PL14.245711**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 9th February 2016.

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

### Reasons and Considerations

Having regard to the existing house on site and the existing access onto the main road, the board considered that the proposal , by providing improved accommodation would represent a planning gain to the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the principle of a house on the site was already established and that the applicant had therefore no need to establish rural housing need. The Board further considered that the presence of an existing access way onto the main road meant that the proposed replacement house did not introduce a new traffic hazard.

### Conditions

1. Plans Partic.
2. At permission consequent stage provision shall be made for the demolition or discontinuance of the existing house on site.  
Reason: In the interests of clarity.

3. This grant does not approve either the location or the size of the proposed house which shall be decided at permission consequent stage.  
Reason: In the interests of clarity.
4. S48 unspec.

Board Member: \_\_\_\_\_ Date: 9th February 2016  
Michael Leahy