



## Board Direction

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**Ref: 27.245851**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26<sup>th</sup>, February 2016.

The Board decided to grant permission in accordance with the Inspector's recommendation, for the reasons and considerations and subject to the conditions as set out below.

### **Reasons and Considerations**

It is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure residential amenity or depreciate property values in the vicinity, would not be out of character with the established pattern of development in the area, and would, therefore, be in accordance 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 and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition. The developer shall agree the details to be agreed in writing with the planning authority within one month of the date of this order and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Disposal of surface water shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health and to ensure adequate future maintenance in the interest of residential amenity.

Board Member: \_\_\_\_\_ Date: 26<sup>th</sup>, February 2016  
Paddy Keogh