



Board Direction

Ref: PL26.246054

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 19th 2016.

The Board decided to grant permission by a vote of 2:1 in accordance with the following reasons, considerations and conditions.

REASONS AND CONSIDERATIONS

Having regard to the established residential use of the site, the planning history of the site, the nature of the proposed development which involves the retention of a replacement for an existing chalet and to the limited scale and low profile design of the chalet to be retained and to the proposed upgrading and improvement of the on-site wastewater treatment and management it is considered that, subject to compliance with the conditions as set out below, the proposed development would not seriously injure the visual or other amenities of the area, would not be prejudicial to public health, would be acceptable in terms of traffic safety and convenience and would be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board noted that the chalet proposed for retention is not intended for permanent occupation on a year round basis and replaces a previous chalet which was well established at this location

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 conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

- (2) PropTS1
- (3) Std. Ext De Exempt and Reason

Board Member: _____ Date: 19th May 2016
Paul Hyde