



## Board Direction

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**Ref: 05.246122**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 4<sup>th</sup> May 2016.

The Board decided to treat this case under section 139 of the P&D Act 2000. The Board also decided, based on the reasons and considerations set out below, that the planning authority be directed as follows:

### **Attach Condition 2**

#### **Reasons and Considerations**

Having regard to the pattern of development in the area, including the nature of the public road layout, the existing access arrangement serving the house, and the proposed second entrance arrangement, it is considered that the need for two entrances to serve the subject site has not been justified, and that a second entrance would comprise a disorderly approach to development and would set an undesirable precedent for further such development in the area. The attachment of Condition 2 is therefore considered necessary in the interests of orderly development and of the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to remove condition 2, the Board considered, having examined the proposed layout drawing and all submissions and documentation on file, that with the proposed new entrance in place, the requirement to maintain the original entrance was not compelling, and that provision of multiple entrances to serve this site was not justifiable in terms of the sustainable development of the area. In supporting the approach adopted by the planning authority, the Board also noted the precedent value attaching to its decision and implications for orderly development of similar sites.

## **Claim for Costs**

In relation to the claim for costs by the appellant under section 145 of the Planning & Development Act 2000 (as amended), the Board considered that there were no particular circumstances arising that would justify an award of costs against the planning authority in this case, and decided not to award costs. In making this decision the Board agreed with the reasoning set out in the Inspector's report.

Board Member: \_\_\_\_\_ Date: 4<sup>th</sup> May 2016  
Conall Boland

Please issue a copy of this Direction with the Order.