



## Board Direction

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**Ref: 06S.246518**

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

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below that the planning authority be directed, as follows:

Amend condition number 2(b), as follows

Within one month following the construction and commissioning into use of the new vehicular entrance hereby permitted the existing vehicular entrance onto Longmile Road shall be permanently closed by means of the construction of a concrete block wall in place of the existing vehicular entrance. The new wall shall be plastered and capped to match the design and height of the existing block boundary wall along Longmile Road.

**Reason:** In the interest of visual amenity.

### REASONS AND CONSIDERATIONS

Having regard to the nature of the proposed development it is considered that the requirement of Condition No. 2(b) as imposed by the planning authority could necessitate the closure of the existing vehicular entrance onto Longmile Road prior to the opening of the proposed replacement vehicular entrance which would be unwarranted in the context of the development being proposed and permitted.

Board Member: \_\_\_\_\_  
Paddy Keogh

Date: 26<sup>th</sup>, July 2016