



## Board Direction

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**Ref: PL06D.246616**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19<sup>th</sup> September 2016.

The Board was not satisfied, having regard to the nature of the condition appealed, and having regard to Section 139 of the Planning and Development Act, 2000, that it should consider the condition only, and decided to treat the case *De Novo*, and to determine the case as if it had been made to in in the first instance. The Board also decided, based on the Reasons and Considerations set out below, to grant permission to the proposed development subject to the conditions set out below.

### REASONS AND CONSIDERATIONS

Having regard to the nature of the proposed development the Board considered that, if carried out in accordance with the conditions attached hereto, it would be acceptable in terms of traffic safety and convenience, would not be injurious to the setting of a protected structure and would be in accordance with the proper planning and sustainable development of the area.

#### Conditions.

1. Plans Partic.
2. The proposed new entrance to the development shall be deleted and the proposal shall be entered from the existing entrance which serves the dwelling.

Drawings showing this amendment to the proposal shall be submitted to the PA for agreement prior to commencement of development.

Reason: As the proposal is for the extension to an existing dwelling, the need for a second entrance is not justified on traffic safety grounds, and the closing up of the existing entrance would have a detrimental impact on the protected structure.

3. C2 of PA

4. C3 of PA
5. C5 of PA
6. UrbanWaterDrain.
7. C7 of PA
8. C11 of PA but delete the term “driveway” and insert “all new car parking areas to facilitate the development”.
9. CMP1
10. S48 Unspec

Board Member: \_\_\_\_\_

Date: 19<sup>th</sup> September 2016.

Michael Leahy