



An  
Bord  
Pleanála

**Board Direction**  
**PL03.246730**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on August 31<sup>st</sup> 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the settlement strategy for the town and the location of the site close to the town centre and the zoning objective within an area zoned for residential use within the Kilrush and Environs Development Plan, 2014-2020, the layout of the development and the design of the units it is considered that, subject to compliance with the conditions set out below, the proposed change of use of part of the overall development to permanent residences would not seriously injure the residential amenities of adjoining properties or the amenities of the area and would be in accordance with the proper planning and sustainable development of the area.

## CONDITIONS.

- 1 The development shall be in accordance with Condition Nos. 1-33 attached to the grant of permission under P. A. Reg. Ref. 04/31029 on 3<sup>rd</sup> May, 2005 except as amended to conform with the plans and particulars lodged with the application and the condition set out below.

**Reason:** In the interest of clarity and consistency with the prior grant of planning permission.

- 2 No boundary walls or fences shall be erected in the front curtilage of any dwelling unit.

**Reason:** In the interest of the visual amenities of the area.

**Board Member** \_\_\_\_\_

Paul Hyde

**Date:** 31<sup>st</sup> August 2016