



## Board Direction

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**Ref: 04.246821**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10<sup>th</sup>, October 2016.

The Board decided (by a majority of 2 : 1) to grant permission generally in accordance with the Inspector's recommendation, for the reasons and considerations and subject to the conditions as set out below.

### REASONS AND CONSIDERATIONS

Having regard to the scale and nature of the development to be retained and the proposed development and to the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the development to be retained and the proposed development would not seriously injure the amenities of the area or of property in the vicinity by reason of overlooking or overshadowing and would, therefore, be accordance with the proper planning and sustainable development of the area.

### CONDITIONS

1. The development shall be carried out, completed and retained in accordance with the plans and particular 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, completed and retained in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Within three months of the date of this order, revised plans and details incorporating the following amendments, including a timescale for their implementation and any landscaping to be undertaken shall be submitted to the planning authority for written agreement:
- (a) The removal of the panel fence erected along the northern site boundary of the rear garden where it adjoins the adjoining property
  - (b) The erection of a screen fence no greater than 1 m. in height above garden level at a distance of no less than two metres from the said northern boundary.
  - (c) Details of planting to be carried out in the area between the 1 m. high screen fence and the boundary.

**Reason:** In the interest of protecting the amenities of the adjoining residential property.

Board Member: \_\_\_\_\_ Date: 17<sup>th</sup>, October 2016  
Paddy Keogh