



## Board Direction

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**Ref: PL06D.246839**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21<sup>st</sup> October 2016.

The Board decided to grant outline permission for a single two-storey dwelling in accordance with the following reasons, considerations and conditions.

### Reasons and Considerations

Having regard to the zoning of the area, to the pattern of development in the vicinity and to the nature of the outline proposed development the Board considered that the proposed dwelling would be acceptable in terms of the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board agreed with the Inspector's view that a house would be acceptable in principle on this site and that, subject to the submission of an acceptable design at permission consequent stage, it would not injure the residential or other amenities of the area and would be acceptable in terms traffic safety and convenience. The Board considered that the matter of a suitable drainage solution for the site could be addressed by means of condition and did not warrant a refusal of outline permission.

### Conditions

1. OP1 [sewage treatment or connection to public sewer].
2. S.48 unspec.

Board Member: \_\_\_\_\_ Date: 21<sup>st</sup> October 2016  
G.J. Dennison