



## Board Direction

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**Ref:PL29S.246883**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 4<sup>th</sup> October 2016.

The Board decided to grant permission in accordance with the following reasons, considerations and conditions.

### Reasons and Considerations

Having regard to the residual nature of the site, to the pattern of development in the area, to the range of facilities in the area and to the optimum use of urban land, the board considered that the proposal, being for a small residential unit, would enjoy adequate residential amenity and would not unduly interfere with the residential amenities of properties in the vicinity, and would therefore be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the level of open space provided was adequate given the small scale of the proposal and that the proposal would not interfere with the private space of adjacent property. The board also considered that the proposal would relate well visually to the recently approved development to the west.

### Conditions

1. Plans Partic
2. URbanFinishes 2 para (b)
3. UrbanWaterdrain
4. Cables
5. Lighting

6. Urbande-exempt
7. CMP1
8. Urbanwaste 1.
9. S48 Unspec

Board Member: \_\_\_\_\_ Date: 4<sup>th</sup> October 2016  
Michael Leahy