



## Board Direction

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**Ref:PL04.246971**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25<sup>th</sup> October 2016.

The Board decided by a margin of 2:1 to grant permission in accordance with the following reasons, considerations and conditions.

### Reasons and Considerations

Having regard to the pattern of development in the area including the level of development along the Ardbrack road, to the overall site area, to the planning history of the site and to the nature and scale of the proposal which was considerably reduced from that refused by the board under PL04.244647, the board considered that, if carried out in accordance with attached conditions, which inter alia require a further reduction in the height of the proposal, the proposal would not be injurious to residential amenities or to the scenic amenities of the area, would be acceptable in terms of traffic safety and convenience and would 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 area of the proposal was already substantially developed and that the proposal as amended by conditions would meet the board's previous reasons for refusal.

### Conditions

1. Plans Partic
2. The proposal shall be amended as follows:
  - (a)The height of the proposal shall be reduced by 500 mm over its entire length.

(b) A 1.8 m high opaque screen shall be installed along the south east side of the ground floor balcony which adjoins the living dining/ room and along 2m length of the south western side of that balcony starting at the South Eastern corner.

Details to be submitted for agreement with the planning authority prior commencement of development.

Reason: In the interests of visual and residential amenity.

3. UrbanWaterdrain
4. ExtUse.
5. LanHouse1. At (a) this shall include screen planting along the eastern boundary.
6. S48 Unspec.

Board Member: \_\_\_\_\_ Date: 26<sup>th</sup> October 2016  
Michael Leahy