



## Board Direction

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**Ref: PL04.246996**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6<sup>th</sup> December 2016.

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

### Reasons and Considerations

Having regard to the planning history of the site and to the overall development of which it forms part, the Board considered that the proposal would not affect the residential amenities of the area 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 as this was a new application rather than an application consequent on an outline permission, that the house design was not bound by the condition No. 2 of PL 04.242980.

### Conditions

1. Plans Partic.
2. Part V
3. S48 Unspec.

4. CMP 1.
5. C12 of PA
6. C13 of PA
7. Urbanwaterdrain
8. 14 of PA
9. 19 of PA
10. Public Lighting

Board Member: \_\_\_\_\_ Date: 8<sup>th</sup> December 2016  
Michael Leahy