



An  
Bord  
Pleanála

**Board Direction**  
**PL06S.247041**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on November 8th 2016.

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

### **Reasons and Considerations**

Having regard to the zoning of the site, the objective of which is to protect and/or improve residential amenities, the pattern of development in the area, it is considered that the proposed development, would not injure the residential amenities of the area and therefore, 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 having regard to the nature scale, height of the proposed development and to the pattern of development in the area, the proposed development would not injure the residential amenities of the area and would therefore be in accordance with the proper planning and sustainable development of the area

## Conditions

1. Plans and particulars.
2. As per PA Condition 2
3. As per PA Condition 3
4. As per PA condition 4.

**Board Member** \_\_\_\_\_

**Date:** 08.11.16

Paul Hyde