



Board Direction

Ref: PL29S.247067

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 treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below,/ set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Remove condition number 3

REASONS AND CONSIDERATIONS

Having regard to the pattern of development in the vicinity and the planning history of the subject site, in particular Reg.Ref.3031/11, it is considered that the proposed change of house type does not represent a material alteration to the design and layout or ridge height of that previously permitted. Therefore, also taking into account the separation distances between the site and no.2 Londonbridge Road, the ridge height of the proposed development will not adversely effect visual amenity or the character of the streetscape in this Z2 residential/conservation area.

Board Member: _____
Paul Hyde

Date: 08.11.16