



An  
Bord  
Pleanála

**Board Direction**  
**PL17.247149**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on December 22<sup>nd</sup> 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 planning history of the site, to the nature and scale of the proposed development and to the provisions of the Meath County Development Plan 2013-19 it is considered that subject to compliance with the conditions as set out below, the proposed development would not constitute a traffic hazard and would not injure the visual amenities of the area 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 revised proposals submitted with the application sufficiently overcome the Boards previous concerns with regard to traffic hazard. Furthermore, the Board did not accept that the proposal would erode the landscape character of the area having regard to the submitted Arborists report and the selective removal of a limited number of trees

## Conditions

1. Plans and Particulars
2. Materials and finishes condition
3. As per PA C3
4. As per PA C4
5. As per PA C5
6. As per PA C6
  
7. Landscaping Condition
8. As per PA C8
  
9. Archaeology condition
10. Occupancy condition
11. S48 Unspecified

**Board Member**

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Paul Hyde

**Date:** 22.12.16