



## Board Direction

Ref: PL91.247204

The submissions on this file, the Inspector's report, and the further information submitted in response to the Board's request by the applicant on 30<sup>th</sup> March, were considered at a further Board meeting held on 18<sup>th</sup> April 2017. The Board decided by a majority of 2:1 to grant permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons, considerations and conditions set out below.

### REASONS AND CONSIDERATIONS

Having regard to the nature, scale and design of the proposed development, the provisions of the Limerick County Development Plan 2010-2016, as varied, the distances to the recorded archaeological monuments to the north and north west, and the further information in relation archaeology submitted to An Board Pleanála, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities or character of the area, would not detract from archaeological or architectural heritage, would not result in a risk of pollution, would be acceptable in terms of traffic safety and convenience, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### CONDITIONS

1. PlansPartic incl. FI to PA 14<sup>th</sup> July 2016
2. Occupancy
3. The existing dwelling on the site shall be used for agricultural purposes only, and shall not be used for habitable purposes following completion and occupation of the proposed dwelling.

**Reason:** In the interest of clarity.

4. (1) The proposed stone-faced finish to the front porch shall be omitted, and the porch shall be plastered and painted to match the house.  
(2) RuralFinishes. RuralRoof

5. LanHouse 1, para 1 (the site shall be landscaped, including all four boundaries, using...in accordance with details and a time schedule...) and para 3
6. Rural entrance – Wing walls shall be of stone or of sod-and-stone.
7. RuralDrainage 2(a)
8. Rural WaterDrain
9. Well 1
10. PropTS 4 – raised polishing filter; (a) EPA Code of Practice; (e) submit a report to the planning authority
11. RuralUnderground
12. Arch
13. Section 48 Unspecified

Board Member: \_\_\_\_\_ Date: 19<sup>th</sup> April 2017  
Fionna O' Regan