



Board Direction

Ref:PL27.247209

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13th January 2017.

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

Reasons and Considerations

Having regard to the location of the proposal within the settlement boundary of Gleanealy the Board considered that, if carried out in accordance with the conditions attached hereto, the proposal would not be injurious to residential or visual amenity, would be acceptable in terms of traffic safety and convenience 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 the proposal was visually compatible with the village settlement and had regard to its location within the settlement boundary. In regard to the Inspector's concerns regarding proliferation of treatment systems the board considered that two such systems would be acceptable given the percolation test results submitted with the application and appeal

Conditions

1. Plans PArtic.
2. The proposal shall be amended as follows:
Two houses only shall be provided and they shall be located on the site, without changing their orientation, to provide for approximately equal sub division of the site. They shall be entered directly off the main road and the proposed access road to provide access to land at

the west of the site shall not be provided without a further grant of permission. Details to be submitted and agreed with PA

Reason: In the interests of amenity and public health and having regard to existing and proposed level of septic tank provision.

3. Urban Water Drain.
4. 4 of PA
5. 12 (a) of PA
6. 13 of PA
7. 14 of PA
8. Landscape 1
9. Lighting
10. Cables
11. S48 Unspec

Board Member: _____ Date: 13th January 2017
Michael Leahy