



## Board Direction

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**Ref: 06F.247232**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10<sup>th</sup>, January 2017.

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

### Reasons and Considerations

Having regard to the nature, scale and design of the proposed development and to the established character and pattern of development in the vicinity of the site it is considered that, subject to compliance with the conditions as set out below, the proposed development would not seriously injure the residential amenities of adjoining or adjacent dwellings, would not be prejudicial to public health 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 had regard to the nature and scale of the proposed development and to the existing development on site served by a septic tank and considered that the continued use of a septic tank to serve the dwelling pending future connection to the public sewer when it becomes available was acceptable.

### Conditions

- (1) Std P and P and Reason
- (2) Std. ExternFinishes
- (3) Per c. 4 of p.a.
- (4) Per c. 5 of p.a.

(5) Per c. 6 of p.a.

(6) Per c. 7 of p.a.

(7) Per c. 8 of p.a.

(8) Per cf. 9 of p.a.

(9) Std. WaterDrain and Reason. The dwelling shall be connected to the public sewer as soon as capacity for connection becomes available.

(10) Std. S.48 (unspecified) and Reason.

Board Member: \_\_\_\_\_ Date: 10<sup>th</sup>, January 2017  
Paddy Keogh