



## Board Direction

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**Ref:PL16.247233**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 8th November 2016.

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

### Reasons and Considerations

Having regard to the limited nature and scale of the development the Board considered that the proposal would, if carried out in accordance with the attached conditions, would be acceptable in terms of residential and visual amenity 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 Inspector's concerns in respect of location of a new access door at the rear of the building could be dealt with by condition.

### Conditions

1. Plans Partic: as per drawing P(01) 03 lodged with the appeal.
2. Layout shown on drawing P(01) 03 lodged with the appeal shall be amended by the deletion of the rear door at the East elevation and the location of the main entrance door to the apartment to be off the area shown as "Tea Station". Drawings to be agreed prior development.

Reason: In the interests of orderly development.

3. The development shall not be sold or let separate to the office unit through which it is entered.

Reason: In the interests of orderly development.

4. S48 Unspec

Board Member: \_\_\_\_\_ Date: 10<sup>th</sup> November 2016  
Michael Leahy