

An Bord Pleanála



## Board Direction

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**Ref: 06F.247328**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 3<sup>rd</sup> January 2017.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, (reason number 1) and as follows (reason number 2).

No. 2:

As per PA first 3 sentences. Notwithstanding the applicants documented links to this area, the applicant is already a resident in the parent property number 9 Rush Road which he owns. It is not considered that a need for an additional dwelling for the applicant has been established. Therefore it is considered that the applicant fails to satisfy the Development Plan requirements in relation to additional dwellings in Residential Cluster areas. The proposed development would therefore be contrary to the PP&SD of the area.

Board Member: \_\_\_\_\_ Date: 3<sup>rd</sup> January 2017  
Conall Boland