



## Board Direction

---

**Ref: 03.247357**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25<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 and scale of the proposed development which includes the reuse and rehabilitation of existing derelict buildings and to the location of the site within the settlement boundary of Sixmilebridge, it is considered that, subject to compliance with the conditions as set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity of the site, 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 for the proposed site works consisting of the raising of ground levels to the rear of the site with a mixture of local stone and block walls forming new site boundaries and tennis court, the Board considered that the proposed development as amended in the documentation accompanying the grounds of appeal received by An Bord Pleanála on 3<sup>rd</sup>, October 2016 would be acceptable in terms of its impact on the adjacent visual and riverside amenities and would not seriously injure the amenities of the Architectural Conservation Area. Furthermore, the Board considered that the proposed development, as modified, would facilitate reasonable wayleave access.

## Conditions

- (1) Std. P and P, as amended by appeal drawings received by the Board on 3<sup>rd</sup>, October 2016.
- (2) Std. Archaeology and Reason
- (3) The proposed garage shall be used solely as a private garage for domestic and recreational use ancillary to the residential use of the Old Parochial House and shall not be sublet or used for any commercial use unless otherwise authorised by a prior grant of planning permission.

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

- (4) Prior to the commencement of development that Applicant shall submit to and agree in writing with the planning authority details of all external finishes including roof covering and fenestration.

**Reason:** In the interest of visual amenity

- (5) Std. Landscaping and Reason
- (6) Std. WaterDrain and Reason

Board Member: \_\_\_\_\_ Date: 1<sup>st</sup>, February 2017  
Paddy Keogh

*[Please issue S. 34(13) letters with Board Order]*