



An  
Bord  
Pleanála

**Board Direction**  
**PL.27.247380.**

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The submissions on this file were considered at a Board meeting held on January 10th 2017.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, as set out in the reasons and considerations below.

### **Reasons and Considerations**

The removal of condition 4 of permission ref. 11/4589 would undermine the provisions of the Planning Authority's settlement strategy, as set out at Section 4 (and Objective HD23 in particular) of the current Development Plan for the area, and would also be contrary to the 'Sustainable Rural Housing – Guidelines for Planning Authorities', issued by the Department of Environment, Heritage and Local Government in April 2005, wherein the site is located within an "Area Under Strong Urban Influence". The proposed change of use would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member** \_\_\_\_\_

**Date:** 10.01.17

Paul Hyde