



## Board Direction

---

**Ref: PL61.247502**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31st January 2017.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Remove condition number 3

Amend condition number 4 as follows:

4. The attic area created shall only be used for storage purposes and shall not be used for habitable purposes.

Reason: In the interests of residential amenity.

### REASONS AND CONSIDERATIONS

Having regard to the pattern of development in the area the board considered that condition 3 was not warranted. The board further considered that a condition requiring only that the attic area not be used for residential purposes was sufficient without further restrictions to the layout of the attic.

Board Member: \_\_\_\_\_  
Michael Leahy

Date: 31<sup>st</sup> January 2017.