



## Board Direction

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**Ref: PL91.247504**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14<sup>th</sup> March 2017.

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

### Reasons and Considerations

Having regard to the zoning of the site and to its proximity to local services and transport infrastructure the Board considered the site suitable for development. The Board was satisfied, given the limited scale of the proposal, the nature of the entrance proposed and the road layout in position that the proposal would be acceptable in terms of traffic safety and convenience and would not cause loss of residential 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, given the limited scale of the proposal that additional traffic assessments were not necessary to justify the proposal.

### Conditions

1. Plans Partic.

2. At permission consequent stage the layout shall be amended as necessary to ensure that no undue overshadowing or overbearing is caused to existing housing units to the north.  
Reason: In the interests of residential amenity.
3. Urbanwaterdrain.
4. S48 Unspec.

Board Member: \_\_\_\_\_ Date: 14<sup>th</sup> March 2017  
Michael Leahy