



## Board Direction

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**Ref: PL28.247553**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13<sup>th</sup> February 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 location of the site, to the pattern of development in the area and to the overall dimensions of the sit in an area provided with public services, the Board considered that the proposal would be acceptable in terms of traffic safety and convenience and in terms of residential impacts and considered that it 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 that residential impacts of the proposal as amended by further information submitted with the application would be acceptable given the location and zoning of the site.

### Conditions

1. Plans Partic including Fl.
2. Urbanwaterdrain

3. 3 of PAQ
4. 4. of PA
5. S48 Unspec.

Board Member: \_\_\_\_\_ Date: 13<sup>th</sup> March 2017  
Michael Leahy