



Board Direction

Ref: PL07.247750

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 30th, 2017.

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

Remove condition number 4

REASONS AND CONSIDERATIONS

Having regard to the design, nature and extent of the proposed garage, the location of the proposed garage within a ribbon of large dwelling houses, to the pattern of development in the area and to the provisions of the current Development Plan, it is considered that the proposed garage would not seriously injure the visual or residential amenities of the area or of property in the vicinity, would provide for greater retention of the stone field boundary wall and would not set an undesirable precedent for other similar developments in the area. It is considered, therefore, that the removal of Condition No. 4 would be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation of attach (retain) Condition No. 4 the Board considered that the design and location of the proposed garage, and the hard surfaced access to the garage, as set out in the planning application, would be visually acceptable.

Board Member: _____ Date: March 30th, 2017
Nicholas Mulcahy