



An
Bord
Pleanála

**Board Direction
PL29N.247980**

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 10th 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 2

Reasons and Considerations

Having regard to the limited nature and scale of the proposed development, the established precedent, and the pattern of development in the area, the Board considered that the proposed development would not seriously injure the visual or residential amenities of adjoining properties or properties in the area and would therefore be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the inspector's recommendation to attach condition no 2 it was considered that having regard to the pattern of development in the area, the precedent established for similar developments and the limited nature and scale of the proposed development as submitted prior to amendment by way of condition 2 would not seriously injure the visual or residential amenities of the area.

Board

Date:15.05.17

Member:

Paul Hyde