



The submissions on this file and the Inspector's report were considered at a Board meeting held on 1st August 2017.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the existing building on the site and nature of the ownership pattern within the holiday home scheme, it is considered that the proposed development involving a change of use from a reception building to a holiday home is acceptable in principle and subject to the conditions below, would not seriously injure residential or visual amenity and would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to

commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Screen walls shall be provided surrounding the side and rear of the private open space to screen the rear garden from public view. Such walls shall be 1.8 metres in height above ground level and shall be suitably capped and rendered on both sides in a finish that matches the external finish of the dwelling.

Reason: In the interest of visual amenity.

3. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

Board Member

Date: 2nd August 2017

Maria FitzGerald