



An
Bord
Pleanála

Board Direction
PL08.248071

The submissions on this file and the Inspector's report were considered at a Board meeting held on the 12th July 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 (a) and (b)

Attach further condition(s) as follows

- 2 The dwelling house and integrated residential unit ('granny flat') shall remain as one integral unit under one ownership and neither property shall be disposed of as a separate entity.

Reason: In the interest of clarity.

Reasons and Considerations

Having regard to

- (a) The planning history associated with the subject appeal site.
- (b) The long established use of the house and integrated residential unit / 'granny flat'.
- (c) The installation of a new Waste Water Treatment Plant located and satisfactory nature of effluent management proposals,

The Board is satisfied that Condition 2(a) and (b) as attached by the planning authority are not reasonable or necessary in the interests of proper planning and sustainable development

The Board agreed with the Inspector that a new condition regulating the future use of the combined units was appropriate. The Board therefore considered that Condition 2 (a) and 2 (b) should be omitted and a new Condition 2 should be attached.

Board Member:

Date: 14th July 2017

Conall Boland