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Bord  
Pleanála

**Board Direction**  
**PL29N.248111**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on June 8<sup>th</sup> 2017.

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

Remove condition number 3, and the reason therefor.

### **Reasons and Considerations**

Having regard to the nature and scale of the proposed development, and to the pattern of development in the vicinity, it is considered that the development, as originally submitted to the planning authority, would be acceptable in terms of visual amenity and would not seriously injure the amenities of the area. It is therefore considered that the imposition of condition 3 was not warranted in this instance.

**Note:** The Board noted the content of the appeal, and of the Inspector's report, which was mainly related to two sub-sections of condition 3, that is, 3 (b) and 3 (c). However, the Board had regard to the condition in its entirety, and noted the report of the Council's planner on the application, which outlined the basis for the imposition

of the condition. The Board was of opinion that no part of the condition had been justified in this instance, and that the development, as applied for, was acceptable, for the reasons and considerations set out above. The Board therefore considered it appropriate to require the removal of the entire condition.

*[Please issue a copy of this Direction to the parties with the Board Order.]*

**Board Member:**

**Date:** 8<sup>th</sup> June 2017

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Philip Jones