



An  
Bord  
Pleanála

**Board Direction  
PL08.248491**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 10<sup>th</sup> 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 permitted development on the appeal site, the pattern of development in the immediate area, and the extent of the development proposed and to be retained, it is considered that subject to compliance with conditions set out below, the development would not seriously injure the amenities of the area and would be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained and carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further particulars submitted on the 8<sup>th</sup> day of March 2017 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. The house to be used as a single dwelling unit.

**Reason:** In the interest of clarity.

3. Include condition 3 from the planning authority grant of permission but change the start from 'Within 12 months of the date of grant of permission ....' to 'Within 6 months of this order.....'
4. Include condition and reason 4 from the PA grant
5. Include condition 5 and reason from the PA grant

**Board Member**

**Date:**

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Eugene Nixon