



An  
Bord  
Pleanála

**Board Direction**  
**PL06S.248557**

---

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22<sup>nd</sup> August 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**

While the Board noted the Inspector's proposal that the pitched roof be removed and replaced with a flat roof, it was of the view that a pitched roof is more in keeping with the character of the area. The Board considered that the development as proposed would comply with the Zoning Objective A for the site and the provisions of Section 11 of the County Development Plan and would be compatible with the visual and residential amenities of the area would not seriously injure the residential amenities of adjacent properties. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

**Date:**

\_\_\_\_\_  
Eugene Nixon