



An  
Bord  
Pleanála

**Board Direction**  
**PL19.248715**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 26<sup>th</sup> March 2018.

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 structures and the planning history of the site, it is considered that subject to compliance with the conditions set out below, the proposed development would be in accordance with the policies set out in the development plan, would not injure local amenities, would not represent a hazard to health or constitute a traffic hazard and would not represent a significant intensification of the permitted use of the site. The proposed development would, therefore, 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. The facility hereby granted by this permission shall be occupied and used by persons with autism and intellectual disabilities only and associated staff. The facility shall not be occupied by persons with mental health illnesses.

**Reason:** In the interest of proper planning and in order to clarify the nature and use of the development.

3. The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture. Samples of the proposed materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

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

**Reason:** To ensure adequate servicing of the development, and to prevent pollution.

5. Vegetation to the south-east corner of 'Building 03' shall be removed prior to the commencement of operation of the facility. The sightline triangle shall be kept free of obstruction at all time.

**Reason:** In the interest of traffic safety.

**Board Member**

**Date:** 26<sup>th</sup> March 2018

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Maria FitzGerald