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Bord  
Pleanála

**Board Direction**  
**PL03.249071**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 16<sup>th</sup> March 2018.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the pattern and character of development in the area, the size and zoning of the appeal site, the separation distances from existing properties to the north west and south east, the nature, scale and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would be acceptable in terms of traffic and pedestrian safety.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposed development would not constitute haphazard, un-coordinated or disorderly development and, in the particular circumstances of this case, would not set an undesirable precedent for similar further developments in the area, which would in turn, give rise to a proliferation of vehicular entrances off the Woodlawn estate road.

### **Conditions**

1. PlansPartic
2. UrbanFinishes
3. UrbanWaterDrain

4. SepServices
5. DishedFootpath
6. Cables
7. ConstructionHours
8. S.48 Unspecified

**Board Member**

**Date:** 16<sup>th</sup> March 2018

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John Connolly