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Bord  
Pleanála

**Board Direction**  
**PL04.249215**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 7<sup>th</sup> February 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 zoning of the site as set out in the, Fermoy Municipal District Local Area Plan 2017, the pattern of development in the area and the extent of the development, it is considered that subject to compliance with conditions set out below, the development to be retained and completed would not seriously injure the visual or residential amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application except as maybe otherwise required to comply with the following conditions. The two first floor windows shall be located on the southern elevation as per these plans and particulars.

**Reason:** In the interest of clarity and residential amenity of the adjacent

properties.

2. Within three months of this order details of the materials, colours and textures of all the external finishes to the development shall be submitted to the planning authority for agreement.

**Reason:** In the interest of orderly development and the visual amenities of the area.

3. The disposal of surface water, shall comply with the requirements of the planning authority.

**Reason:** In the interest of public health and to ensure a proper standard of development.

4. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the works.

**Reason:** To protect the amenities of the area.

**Note:** In deciding not to relocate the windows as recommended by the Inspector, the Board was satisfied that the location of the windows on the southern elevation did not seriously injure the residential amenities of adjacent properties.

*Please issue copy of direction with order*

**Board Member**

**Date:** 9<sup>th</sup> February 2018

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Eugene Nixon