



An  
Bord  
Pleanála

**Board Direction**  
**PL 27.249347**

---

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6<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 planning history of the site, the design and form of the dwelling, the location of the set back from adjoining public roads and the coastline, and the extent of existing and recently planted screen planting, it is considered that, subject to compliance with the conditions set out below, the proposed dwelling would not seriously injure the visual amenities of the area or unduly detract from this area of outstanding natural beauty. The proposed development would be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

As per Inspector (drafting to standardise as appropriate).

Omit c.3, c4.

**Board Member**

**Date:** 6<sup>th</sup> February 2018

---

Conall Boland