



An  
Bord  
Pleanála

**Board Direction**  
**BD-003353-19**  
**ABP-303974-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/06/2019.

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 provisions of the Killorglin Functional Area Adopted Local Area Plan – Cromane Local Area Plan, the zoning of the site, the pattern of development in the area, and the nature and scale 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 visual and residential amenities of the area, would not be prejudicial to public health, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposed development is not premature, is not prejudicial to public health, does not contravene the objectives of the Cromane Local Area Plan and is, therefore, in accordance with the proper planning and sustainable development of the area.

### **Conditions**

PlanPartic  
UrbanFinishes1  
UrbanWaterdrain

LanHouse1 (excl This scheme shall include the following (a) and (b))

PropTS 1

s.48 Unspecified

**Board Member**

**Date:** 19/06/2019

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John Connolly