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Bord  
Pleanála

**Board Direction**  
**ABP-300085-17**

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The submissions on this file were considered at a Board meeting held on 29/11/2017.

The Board decided to grant leave to appeal based on the reasons and considerations set out below.

### **Reasons and Considerations**

It is considered that it has been shown that -

- (i) the development, in respect of which a decision to grant permission has been made, will differ materially from the development as set out in the application for permission by reason of *Condition 1* imposed by the planning authority to which the grant is subject (which requires development to be completed in accordance with a revised layout received by the planning authority on 19/9/2017), and
- (ii) the imposition of *condition 1* will materially affect the applicant's enjoyment of the land adjoining the land in respect of which it has been decided to grant permission or reduce the value of the land, by reason of the

overlooking concerns associated with the revised housing layout, as identified by the applicant for leave.

**Board Member:**

**Date:** 29/11/2017

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Conall Boland