



Board Direction

Ref: PL 04.233744

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14th October, 2009.

The Board decided to grant permission in accordance with the attached draft reasons, considerations and conditions.

Please issue a Section 34(13) letter with the order.

REASONS AND CONSIDERATIONS

Having regard to the planning history of the site, the nature and the scale of development, it is considered, that subject to compliance with the reasons set out below, that the proposed development would not seriously injure the visual or residential amenities of the area and would 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 had particular regard to the planning history of the site and reduced the height of the proposed development by way of condition, which dealt with the Inspector's concerns regarding the impact on amenities of nearby residential properties.

CONDITIONS

1. Planpartic;
2. The proposed development shall be reduced in height by one intermediate storey i.e. a maximum of three stories in height. Prior to commencement of development, revised drawings showing this shall be submitted to the planning authority for their written consent.

Reason: in the interest of visual and residential amenities.

3. Waterdrain;
4. Extengen;
5. No plant on roof, without prior grant of pp;

6. Landscaping, including play area;
7. Intern roadworks;
8. As per p.a. condition 42;
9. Signage to be agreed with p.a., no roller shutters;
10. Management company;
11. Waste disposal;
12. Construction management plan;
13. Cables;
14. Lighting;
15. Part V;
16. Bond;
17. Section 48 2(a) unspecified;
18. Section 48 2© traffic calming, €10,615

Board Member: _____
Mary Mac Mahon

Date: 14th October, 2009