



## Board Direction

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**Ref: PL03.243480**

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 24<sup>th</sup> 2014.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in the reasons, considerations and conditions set out below .

### **REASONS AND CONSIDERATIONS.**

Having regard to the planning history and to the conditions governing the parent permission 03/341, and Condition No 2 in particular, and the location of the development within the boundary of the Ennis and Environs Development Plan 2008-2014 and to the existing pattern of development in the area, it is considered that the proposed development subject to compliance with the conditions set out would not adversely impact on the amenities of the area, would not seriously injure the amenities or depreciate the value of properties in the vicinity of the site and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **CONDITIONS.**

1. The development shall be carried out in accordance with the plans and particulars lodged with the application and received by the planning authority on the 4<sup>th</sup> of April 2014, except as may otherwise be required in order to comply with the following conditions.

**Reason:** In the interest of clarity.

2. The areas of public open space identified as "proposed informal amenity area" and "Proposed kick about area" identified on the site layout plan received by the planning authority on the 4<sup>th</sup> of April 2014, shall be reserved for such use. These areas shall be contoured and seeded to the satisfaction of the planning authority, prior to the subject sites being made available for occupation and shall be maintained as public open space by the developer/applicant.

**Reason:** In the interest of orderly development and to ensure the proper development and provision of public open areas for the residential development and their continued use for this purpose.

Board Member: \_\_\_\_\_ Date: 24.09.14  
Paul Hyde