



Board Direction

Ref: PL27.243561

The submissions on this file and the Inspector's report were further considered at a Board meeting held on 12th January 2015.

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

Reasons and Considerations

Having regard to the planning history of the file, to the zoning of the site, to the extent and nature of development already carried out on the site and to the nature of the proposal, the Board considered that, if carried out subject to the conditions attached herewith, the proposal would not be injurious to the residential amenities of the area, would not materially contravene the Development Plan and would be acceptable in terms of 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 issue of permeability and provision of suitable open space to serve the development could be dealt with by way of condition.

Conditions

- .1. Plans Partic as received by PA on 24.04.14.
- 2.(a) House numbers 12, 13, 14 & 15 as shown on drawing SW002 shall be deleted and no more than 15 no. houses shall be built.. The area occupied by the above deleted houses shall be provided as open space to the approval of the PA.
- (b) The number of car parking spaces shall be reduced by 8. and the space thus released shall be constituted as bicycle spaces.

Drawings showing the above amendments shall be submitted to and agreed with the PA prior to commencement of work.

Reason: In the interests of residential amenity.

3. Provision shall be made, by agreement with the PA that 20% of the proposed houses shall be sold in the first instance to persons who have lived in Co. Wicklow for a minimum of 1 year.

In the interests of social cohesion and to accord with the provisions of the development plan.

4. Urbanwaterdrain.

5. Internroad1.

6. Lanospace 1

7. Part V, 1.

8. ConstHours

9 CMP 1

10. UrbanManage 1

11. UrbanWaste 1.

12. S.48 Unspec.

Board Member: _____ Date: 13th January 2015
Michael Leahy