



An
Bord
Pleanála

Board Direction
BD-006993-20
ABP-307486-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/01/1970.

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 planning history of the site, the zoning of the site in the Tramore Local Area Plan 2014-2020, the proposed layout, and the policies and objectives of the planning authority as set out in that plan, particularly in Sections 6.2.1 and 6.2.2 in relation to Urban Forestry/Woodlands and Sites of Local Biodiversity Interest respectively, it is considered that the proposed development would not seriously injure the visual, landscape, or residential amenities of the area, would not have an undue adverse ecological impact, and would not constitute a flood risk. The proposed development 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 Applicants had overcome the Board's previous reasons for refusal for development proposed on the site.

Conditions

1. PlanPartic (as amended on the 6th July 2020)
2. UrbanFinishes 1
3. UrbanWaterdrain
4. IrishWater
5. The internal road network serving the proposed development including turning bays, junctions, parking areas, footpaths and kerbs shall comply with DMURS.
Reason: In the interest of amenity and of traffic and pedestrian safety.
6. Lighting
7. Cables
8. Ducting shall be provided for all in-curtilage car-parking spaces, to facilitate the installation of electric vehicle charging points/stations at a later date. Where proposals relating to the installation of EV ducting and charging stations/points have not been submitted with the application, in accordance with the above requirements, such proposals shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development, and the agreed provisions shall be carried out and completed prior to the making available by the developer for occupation of any of the residential units in the proposed development.
Reason: In the interests of sustainable transport.
9. Naming
10. CMP 1

11. TreeBond

12. Security 1

13. S.48 Unspecified

Board Member

Date: 19/11/2020

John Connolly