



## Board Direction

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**Ref: PL06D.245456**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 7<sup>th</sup> January 2015.

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

### Reasons and Considerations

Having regard to the residential zoning of the site, to the pattern of development in the area, to the proximity of the site to means of public transport and to the revised proposals submitted with the appeal, the Board considered that the proposed development, if carried out in accordance with the conditions attached hereto, would be acceptable in terms of traffic safety and convenience, would not be injurious to the amenities of the area or of properties in the vicinity, would not adversely affect the setting of a protected structure and would be in the interests of proper planning and sustainable development.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board had regard to the revised proposals submitted with the appeal and considered that, with conditions attached removing Block B to the south-east of Herbert Hill House, the proposal would not have an adverse effect on the setting of a protected structure.

### Conditions

1. Plans Partic as modified by drawings and documents lodged with appeal 10.09.15.
2. The proposed Block B, to the South-East of Herbert Hill shall be deleted. The area thus released shall be incorporated into the

communal open space serving the scheme. Drawings showing this revision shall be submitted for agreement with the PA prior to commencement of development.

Reason: To protect the setting of a protected structure and to provide for additional communal open space.

3. Prior to commencement of development a full delineation of communal open space areas including the proposed play area to the west of block A and including the area released as a result of condition 2 above shall be submitted for agreement with the planning authority. In the event of a shortfall in communal open space below the provisions of the development plan the developer shall pay a contribution to the PA by agreement as provided for in the development plan.

Reason: To provide for adequate open space to serve the development.

4. InternRoad1
5. Lighting.
6. Urbanwaterdrain
7. Cables
8. Naming
9. Openspacelimit
10. LanOpenspace2
11. PartV1
12. ConstHours
13. CDW
14. Urbanmanage 1
15. Urbanwaste 2.... "for each apartment unit and house unit"....
16. CMP2
17. Security 3
18. S48 unspec

Board Member: \_\_\_\_\_ Date:20th January 2016  
Michael Leahy