



Board Direction

Ref: PL09.245510

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 27th 2016.

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 as set out below.

REASONS AND CONSIDERATIONS.

Having regard to the existing pattern of development on the site and the nature of existing and permitted development on the site 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 give rise to a traffic hazard or 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 23rd of December 2014 and as subsequently revised and amended on the 31st of July 2015 and in details submitted to An Bord Pleanála on the 19th of September 2015 except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. Vehicular access/egress to the site shall be carried out in accordance with the details submitted to An Bord Pleanála on the 19th of September 2015. Within two months of the date of this order the applicant shall agree with the planning authority details relating to finishes of the boundary wall and access and also a timescale for the implementation of the details outlined in drawings NRB-AP-001, NRB-AP-002, NRB-AP-003 and NRB-AP-004 submitted to An Bord Pleanála on the 19th of September 2015. The set down area indicated on the drawings shall be reserved for that purpose. The 2 metre strip reserved for a future footpath shall be reserved free of any development and obstruction.

Reason: In the interest of traffic and pedestrian safety.

3. The site shall be landscaped in accordance with an overall scheme of landscaping, details of which shall be submitted to the planning authority for written agreement, and such agreement obtained within two months of the date of this order. The scheme shall also include a timescale for its implementation.

Reason: In the interest of visual amenity.

4. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act, 2000. The contribution shall be paid prior to the commencement of development or in such phased payments the planning authority may facilitate. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine the proper application of the Scheme.

Reason: It is a requirement 48 of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member: _____ Date: 27.01.16
Paul Hyde