



Board Direction

Ref: PL61.245534

The submissions on this file and the Inspector's report were considered at a Board meeting held on 3rd February 2016.

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

Reasons and Considerations

Having regard to the pattern of development of the area, to the zoning for the greater part of the site and to the layout proposed, the Board considered that the proposal would, if carried out in accordance with the attached conditions be acceptable in terms of amenity and traffic safety and would 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, given the very small extent of the site which was zoned Recreational Amenity in the development plan, that the predominant zoning should determine the use of the site and that to allow housing on those areas zoned RA did not constitute a material contravention of the development plan.

Conditions

1. Plans PArtic including lodgement made by applicant with appeal.
2. Provision shall be made for a permanent pedestrian access to the site from the western side, at some point between the houses marked 1 and 6 on the site plan submitted to ABP 23rd Sept 2015. Details to be submitted for agreement with PA prior to development.

Reason: In the interests of connectivity.

3. House numbers 1 through 6 inclusive shall be deleted from the development. Any application for permission for housing in the area thus vacated shall make provision to address the access way to the park to the North.

Reason: In the interests of visual amenity.

4. Urban Water Drain

5. Junction Radii at the access to the estate shall be no more than 6m.

Reason: To comply with DMURS

6. Timely Road.

7. Lighting.

8. Cables

9. Naming.

10. LANOpenSpace1

11. Revised PArtV condition. Note: Social Housing Only.

12. ConstHours.

13. CDW

14. UrbanWaste1

15. CMP1

16. Security 1

17. S.48 Unspec

Board Member: _____ Date: 3rd February 2016

Michael Leahy