



Board Direction

Ref: PL29S.245554

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 5th 2016.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Remove condition number 4

Amend condition number 2 as follows

Condition 2. The proposed development shall be amended as follows:

- (a) The existing boundary wall shall be removed and replaced with railings as indicated on Amended Site Plan Drg. No. 1503-BP-001 received by An Board Pleanála on 29th September, 2015.
- (b) Vehicular access to the site shall be as per the layout indicated in Option 2 of Amended Site Plan (Drg. No. 1503-BP-001) received by the An Board Pleanála on 29th September, 2015. The vehicular entrance shall be a maximum of 3.0 metres in width and shall be fitted with a sliding or inward opening gates which shall match the proposed railings.
- (c) The proposed parking space shall have minimum dimensions of 5 metres length by 2.75 metres width and the balance of the front garden area shall be landscaped.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual and residential amenity.

REASONS AND CONSIDERATIONS

Having regard to the design and scale of the proposed development, to the residential zoning objective for the area and the existing pattern of development in the area, and furthermore having considered the revised proposal as submitted with the appeal the Board was satisfied that the original design including the fenestration and finishes, would not seriously injure the visual amenities of the area or the residential amenity of property in the vicinity and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member: _____
Paul Hyde

Date: 12.01.16