



Board Direction

Ref: PL17.245696

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11th March 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:

Attach condition number 3.

REASONS AND CONSIDERATIONS

Having regard to the peripheral nature of some of the open spaces proposed to fulfil the requirement for opens space, both in the application and subsequent amendment lodged with the appeal, the board considered that they would not contribute in a satisfactory manner to residential amenity and considered that the attachment of condition 3 was necessary in order to ensure a satisfactory level of residential amenity in the proposed estate.

In deciding not to accept the Inspector's recommendation to omit condition 3 the board had regard to the peripheral nature of some of the open spaces proposed and considered that they would not provide a satisfactory level of residential amenity.

Board Member: _____
Michael Leahy

Date: 11th March 2016.