



Board Direction

Ref: PL06D.245768

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 23rd, 2016.

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

REASONS AND CONSIDERATIONS

Having regard to 'A' zoning objective on the site in the current Development Plan which seeks to 'protect and/or improve residential amenity', to the pattern of development in the area, to the limited scope for a significant increase in the density of residential development in the Fall's Road area, to the recent planning history's on nearby sites and to the limited additional traffic and pedestrian movements that would arise from the proposed dwelling, it is considered that, subject to compliance with the conditions set out below, the proposed development would not endanger public safety by reason of traffic hazard or obstruction of road users, would not be premature pending the determination of a road layout for the area, would not adversely affect the use of Falls Road by traffic, would not give rise to an undesirable development precedent and would, therefore, 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 had regard to zoning of the site and to the pattern of development in this established low density suburban residential area, where traffic movements are substantially locally generated, and considered that the proposed development would not be premature by reason of lack of pedestrian facilities and would be acceptable from a traffic and pedestrian safety viewpoint.

CONDITIONS

- 1 Plan particulars with ref. to FI.

Reason: In the interest of clarity.

- 2 The developer shall implement all of the recommendations pertaining to tree retention, tree protection and tree works, as detailed in the submitted Arboricultural Assessment submitted to the PA on September 24th, 2016.

Reason: In the interests of amenity.

- 3 Standard external finishes – general
- 4 Standard Construction Hours
- 5 Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the Planning Authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

- 6 S.48 General Contribution
- 7 S.49 Supplementary Contribution

Board Member: _____ Date: February 24th, 2016
Nicholas Mulcahy