



Board Direction

Ref: Ref: PL04.245802

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6th April 2016.

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

Reasons and Considerations

Having regard to the zoning for the area, to the services available to the site, and to the pattern of development in the area, the board considered that the proposed development if carried out in accordance with the conditions attached hereto would be acceptable in terms of traffic safety and convenience, would not be injurious to the residential amenities of the area 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 50 Kph speed limit applying to the area, the zoning designation and the layout of the proposal that the access proposed was acceptable. It further considered that the concerns voiced by the inspector in respect of residential amenity could be dealt with by condition.

Conditions

1. PlansPartic.
2. The proposed development shall be amended as follows
 - (a) House C shall be moved 4m to the South.
 - (b) Windows on the Northern elevation of house C shall be in obscure glazing.

(c). Northern boundary wall to house C shall be no higher than 1.8m in height behind the front (Eastern) elevation of house C and no higher than 1.4 m in height in front of the Eastern elevation of house C, both measurements taken from the ground level of the site immediately to the North adjacent to the boundary.

Drawings showing these amendments shall be submitted for agreement to the PA prior to commencement of development

Reason; to protect residential amenity.

3. 4 of PA
4. LAN 1
5. Urban Waterdrain
6. 9 of PA with 10 and 11 as parts (b) and (c)
7. Naming
8. Const Hours
9. CMP1
10. UrbanWaste 1
11. Security 3.
12. 8 of PA
13. S48 Unspec.

Board Member: _____ Date: 6th April 2016

Michael Leahy