



Board Direction

Ref: PL92.245816

The submissions on this file and the Inspector's report were considered at a Board meeting held on 1st April 2016. The Board decided to grant permission in accordance with the reasons, considerations and conditions set out below.

REASONS AND CONSIDERATIONS

Having regard to the nature and limited scale of the proposed development, the pattern and density of existing development in the area, the existing width and alignment of the cul-de-sac road, and the planning history of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or 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.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board accepted that the existing public road accessing the proposed development does not comply with the provisions of the Design Manual for Roads and Streets; however, it was also considered that the width and horizontal alignment of this cul-de-sac road constitute a natural constraint that precludes high speeds, and the Board was therefore satisfied that the road environment would not be hostile to pedestrians or cyclists, particularly having regard to the limited level of traffic generated by the proposed development.

CONDITIONS

1. PlansPartic
2. UrbanFinishes 1
3. LanHouse 1, para 1 & 3;
Reason: In the interest of the visual amenity of the area
4. Urban WaterDrain
5. Cables
6. CMP1
7. Section 48 Unspecified

Board Member: _____ Date: 8th April 2016
Fionna O' Regan