



Board Direction

Ref: PL29S.245834

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13th April 2016.

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

Reasons and Considerations

Having regard to the pattern of development in the area, to the zoning for the site and the provisions of the development plan, to the proximity of public transport and to the nature of the proposed design, the Board considered that, if carried out in accordance with the conditions attached hereto, that the proposal would not be injurious to the residential amenities of the area or of properties in the vicinity, would be acceptable in terms of traffic safety and convenience, 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 concurred with the assessment of the Planning Authority in regard to the acceptability of the access way and considered that any residual concerns could be addressed by way of condition.

Conditions

1. Plans Partic.
2. 2. The proposed development shall be amended in the following manner.
 - (a) Apartment No. A14 shall be deleted from the proposed development.

- (b) 1 car park space shall be deleted from the proposed ground level car parking provision and dedicated to open space.
- (c) An acoustic barrier, no more than 2m in height shall be provided to the north side of the proposed access ramp to the proposed basement car park.

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

Reason: In the interests of residential amenity.

- 3. C4 of PA
- 4. A road safety audit shall be carried out in consultation with the planning authority and its recommendations shall be implemented prior to operation of the proposed development.
Reason: in the interests of improved road safety
- 5. The front South West boundaries of house no's 86A and 86B shall be in railing to the agreement of the planning authority. The existing front hedging shall be removed.
Reason: in the interests of improved road safety.
- 6. Lan 1. To facilitate and inform this process an up to date tree survey shall be submitted to the PA prior to commencement of development.
- 7. UrbanWaterDrain
- 8. InternRoad1
- 9. Dished Footpath.
- 10. Lighting.
- 11. Cables
- 12. UrbandeE
- 13. xempt.
- 14. DeExemptB&B.
- 15. Naming.
- 16. LanOpenspace1
- 17. PartV1
- 18. ConstHours
- 19. CDW
- 20. UrbanManage2
- 21. UrbanWaste2 "....for each apartment and house unit"
- 22. C19 of PA.
- 23. CMP1.
- 24. S48 Unspec
- 25. C3 Of PA (48 2 (c))

Michael Leahy