



Board Direction

Ref: PL06D.245911

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24th May 2016.

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

Reasons and Considerations

Having regard to the planning history and zoning of the site, to the pattern of development in the area and the prevailing densities of established developments in the area, to the constrained nature and shape of the site, and to the proposed housing mix, the board considered that the proposal would not be injurious to the amenities of properties in the vicinity, would provide for an adequate housing mix, and was a suitable site for development at a density less than the optimal density provided for in the development plan. The proposal 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 the pattern of development in the area and to the significant design constraints affecting the site including its access and considered that the proposal represented a good design resolution.

Conditions

1. Plans Partic
2. External finishes shall be in accordance with the perspectives shown on drawing No.1405-PL1-1000 and shall be submitted for agreement with the PA prior development.

Reason In the interests of visual amenity.

3. CMP1
4. Urbanwater drain
5. Naming
6. Internroad 1.
7. Lighting
8. Cables
9. LanOpenSpace2
10. 11 of PA
11. 12 of PA
12. 16 of PA
13. 19 of PA
14. 22 of PA
15. 23 of PA
16. Security 2
17. Part V-1
18. Const Hours
19. S48 Unspec

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Board Member: _____ Date: 24th May 2016
Michael Leahy