



Board Direction

Ref: PL29N.246032

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16th May 2016.

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

Reasons and Considerations

Having regard to the Z1 zoning objective of the area which seeks “to protect, provide and improve residential amenities”, to the high quality of the design proposed including the refurbishment of an existing derelict dwelling, to the positive and innovative nature of the intervention in a constrained, brownfield site proximate to a major public transport corridor, and to the pattern of development in the area it is considered that the PD, subject to compliance with the conditions set out below, would not adversely affect the residential or visual amenities of the area, would be acceptable in terms of traffic safety and convenience and would, therefore, be in accordance with PP and SD.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered the above points and determined that the PD did not represent overdevelopment of the site in view of the pattern of development in the area and was satisfied that subject to the conditions set out below the would not be injurious to the residential amenities of either existing immediately adjoining neighbourhoods or to future residents of the PD and that any residual overlooking would be minimal in nature and acceptable.

Conditions

1. Plans/partic

2. The corridor linking Units 6, 7 and 8 at first floor level shall be provided with a louvred screen with vertical elements positioned on a NW-SE axis.

The wayleave area is to be set out as a landscaped courtyard and shall be screened from the public road by a timber louvred fence 0.9m in height.

Reason: In the interest of residential amenity.

3. ExternGen
4. LAN2
5. Proposals for an estate name , house numbering scheme and associated signage shall be submitted to, and agreed in writing with, the PA prior to the commencement of development and all estate and street signs and house numbers shall be provided in accordance with the agreed scheme. No advertisements or marketing signage relating to the name of the development shall be erected until the developer has obtained the PA's written agreement to the proposed name.

Reason: In the interest of orderly development.

6. UrbanWaterDrain
7. Cables
8. UrbanDeExempt
9. UrbanManage1
10. UrbanWaste1
11. CMP1 excl hours
12. ConstHours 0700-1900 (M-F); 0800-1400(Sat); Nil (Sun/BH)
13. ArchA
14. Security3
15. S.48 unspec.

Board Member: _____ Date: 17th May 2016
G.J. Dennison