



Board Direction

Ref: **PL06D.246051**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25th May 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons, considerations and conditions set out below.

REASONS AND CONSIDERATIONS

Having regard to the residential zoning objective for the site as set out in the Dún Laoghaire - Rathdown County Development Plan 2016 - 2022, to the design, scale and layout of the development, and to the pattern of development in the vicinity, 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, would not exacerbate flooding 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.

CONDITIONS

1. Plans Partic incl. FI and clarification
2. The proposed development shall be amended as follows:
 - (a) The two proposed visitor car parking spaces shown on drawing 14.123.PD02-Rev B shall be omitted and shall be replaced with public open space.
 - (b) Each off-street car parking space for houses 3 – 8 shall be a minimum depth of 5.5 m.
 - (c) The proposed off-street car parking spaces for houses 3 – 5 shall be realigned to perpendicular with the access road, to ensure adequate parking space widths.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of public amenity and of orderly development.

3. UrbanFinishes 1
4. UrbanWaterDrain
5. UrbanWaste 1
6. Cables
7. Lighting
8. InternRoad 2
9. DishedFootpath
10. LanOpenSpace 2
11. Naming
12. CMP 1
13. ConstHours
14. Part V
15. Security 1
16. Section 48(2) (c) - in respect of the improvement of public open space at Bearna Park
17. Section 48
18. Section 49

Board Member: _____ Date: 30th May 2016
Fionna O' Regan