



Board Direction

Ref: PL16.246114

The submissions on this file and the Inspector's report were considered at a Board meeting held on 2nd June 2016.

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

Reasons and Considerations

Having regard to the A3 Residential Phase 1 zoning of the subject site in the Westport Town and Environs DP, to the nature and scale of the proposed development and to the pattern of development in the area it is considered that, subject to compliance with the conditions set out below, the PD would not adversely affect the residential amenities of the area or negatively impact on the nearby Protected Structure and would be acceptable in terms of traffic safety and convenience. The PD would, therefore, be in accordance with the PP and SD of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board did not accept that the PD would interfere with or adversely affect the PS given the extent of the subject site and the design and disposition of the proposed new houses.

Conditions

1. Plans/partic.
2. WaterDrain
3. ExternGen
4. InternRoad 1
5. Lighting
6. Cables
7. UrbanDeExempt

8. RearGarden 3 - plus similar (wall/fence) to be provided on the common boundary with Wood Cottage prior to first occupancy of the proposed dwellings and to the written approval of the PA.

Reason: In the interest of residential amenity.

9. As per PA c.6

10. As per PA c.7

11. As per PA c.8

12. As per PA c.9

13. LAN2

14. CMP1 excl hours

15. ConstHrs

16. S.48 unspec.

Board Member: _____ Date: 2nd June 2016
G.J. Dennison