



Board Direction

Ref:PL29N.246124

The submissions on this file and the Inspector's report were considered at a Board meeting held on 4th August 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript on the attached copy of the Inspector's draft reasons, considerations and conditions and the following:

Condition No. 2.

The development shall be amended as follows:

- (a) Block D (duplex units numbers 120 to 131 inclusive) together with the road fronting this shall be omitted from the proposal. Units 36 to 43 inclusive (including their rear garden boundaries) shall be moved two metres to the west.
- (b) House numbers 31 to 35 inclusive shall be moved two metres to the west, thereby providing longer rear gardens to these units.
- (c) The space thus released shall be incorporated into the public open space provision of the scheme.

Revised drawings showing compliance with these amendments, including revisions to road layouts and landscaping, shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interests of residential amenity, to ensure a satisfactory level of open space provision within the scheme and to protect the residential amenities of properties along Iona Park.

Condition No. 13.

As per 31 of Planning Authority but add the following after the word “taken in charge” in the first sentence ----“which shall include the roadway system and public open spaces”.

Board Member: _____ Date: 4th August 2016
Michael Leahy