



Board Direction

Ref: 06S.246298

The submissions on this file and the Inspector's report were considered at a Board meeting held on 3rd, August 2016.

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

REASONS AND CONSIDERATIONS

Having regard to the location of the site within an existing open space area that has benefit of passive surveillance from nearby dwellings, and having regard to the planning history of the site and adjoining lands it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenity of the area, would not adversely affect the established character of the area 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. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed out in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Prior to the commencement of development, details of the following shall be submitted to, and agreed in writing with, the planning authority:
- (a) final site layout plan for the playground which shall clearly identify specific areas for the age groups to be served,
 - (b) the surface treatment for the playground, and
 - (c) the boundary treatments for the site, including the provision of an appropriately sized/designed pedestrian entrance gate.

Reason: In the interest of orderly development and the proper planning and sustainable development of the area.

3. All trees within and on the boundaries of the site shall be retained and maintained, and the landscaping plan required pursuant to condition number 3 of the planning permission granted under Appeal No. PL 06S.244120) shall be implemented within the first planting season following the commencement of works on the site.

Reason: In the interest of visual amenity.

Board Member: _____ Date: 3rd, August 2016
Paddy Keogh