



Board Direction

Ref: PL29N.246325

The submissions on this file and the Inspector's report were considered at a Board meeting held on 1st July 2016.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the reasons and considerations set out below, that the planning authority be directed to amend condition 3 as follows:

3. The number of bins in the bin store shall be increased to seven.

Reason: To improve the proposed waste facilities.

REASONS AND CONSIDERATIONS

In deciding not to accept the Inspector's recommendation, the Board considered that the provision of a bin store would constitute an improvement in amenity for all residents. In this context, it was further considered that the relocation of the bin store, in accordance with Condition 3, would compromise the function of the open space, would detract from the visual amenity of the entrance to Portside Court, and would injure the visual and residential amenity of 5 Portside Court. Having regard to its height relative to the existing wall, and the enclosure of the store, the Board was satisfied that the location of the bin store as applied for would not seriously injure the visual or residential amenity of property on West Road.

Board Member: _____ Date: 7th July 2016
Fionna O' Regan