



Board Direction

Ref: PL27.246401

The submissions on this file and the Inspector's report were considered at a Board meeting held on 8th August 2016.

The Board decided by a majority of 2:1 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 nature and scale of the proposed development, to the AA4 land use zoning objective for the site as set out in the Enniskerry Local Area Plan 2009, the proximity of the site to Enniskerry village centre and to educational and community facilities, and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the provisions of the Local Area Plan, would not seriously injure the visual or residential amenities of the area or of property in the vicinity, would not be prejudicial to public health, would not exacerbate risk of flooding in the vicinity, and would be acceptable in terms of traffic safety and convenience. In coming to its decision, the Board concurred with the Inspector's screening exercise in relation to the need for environmental impact assessment and appropriate assessment. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. PlansPartic incl. FI 27/03/15 and 04/02/16
2. All existing field boundaries shall be retained to the maximum extent possible, including mature trees and hedgerow in particular, and any removal shall be to the minimum extent required to facilitate the proposed development. Any trees or hedgerow removed shall be replaced with a suitable density of semi-mature indigenous deciduous species, set back behind sightlines. Revised drawings showing compliance with this requirement shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: To protect the rural character of the area.

3. The development shall be carried out on a phased basis, in accordance with a phasing scheme which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of any development.

Reason: To ensure the timely provision of services, for the benefit of the occupants of the proposed dwellings.

4. Details of the materials, colours and textures of all the external finishes to the proposed dwellings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

5. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

6. A comprehensive boundary treatment and landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to the commencement of development. This scheme shall include the following:-

- (a) details of all proposed hard surface finishes, including samples of proposed paving slabs/materials for footpaths, kerbing and road surfaces within the development,
- (b) proposed locations of trees and other landscape planting in the development, including details of proposed species and settings,
- (c) details of proposed street furniture, including bollards, lighting fixtures and seating,
- (d) details of proposed boundary treatments at the perimeter of the site, including heights, materials and finishes.

The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme. Any plants that die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of visual amenity.

7. Naming

8. The areas of public open space shown on the lodged plans shall be reserved for such use and shall be levelled, contoured, soiled, seeded, and landscaped in accordance with the detailed requirements of the planning authority. This work shall be completed before any of the dwellings are made

available for occupation and shall be maintained as public open space by the developer until taken in charge by the local authority.

Reason: In order to ensure the satisfactory development of the public open space areas, and their continued use for this purpose.

9. The internal road network serving the proposed development including turning bays, junctions, parking areas, footpaths and kerbs shall comply with the detailed standards of the planning authority for such road works.

Reason: In the interests of amenity and of traffic and pedestrian safety.

10. ConstStds [Taking in Charge Policy]

11. TimelyRoad

12. DishedFootpath

13. Public lighting shall be provided in accordance with a scheme, which shall include lighting along pedestrian routes through open spaces details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Such lighting shall be provided prior to the making available for occupation of any house.

Reason: In the interests of amenity and public safety.

14. All service cables associated with the proposed development (such as electrical, telecommunications and communal television cables) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

15. UrbanManage 3

16. Archaeology

17. CMP1

18. Part V

19. Security 1

20. Section 48 Unspecified

21. Section 48(2)(c) in respect of an amenity zone to be established along the full southern and western boundaries of Action Area 4, comprising an amenity walk area to connect to the pedestrian route along the Dargle River and to the R760 regional road.

Board Member: _____ Date: 8th August 2016
Fionna O' Regan