



Board Direction

Ref: PL27.246403

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27th July 2016.

The Board decided to grant outline 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 RE residential land use zoning objective for the site as set out in the Baltinglass Town Plan, the proximity of the site to Baltinglass village centre and to community facilities, the pattern of development in the area, and the planning history of the site, 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 Wicklow County Development Plan 2010 - 2016, would not seriously injure the visual or residential amenities of the area or of property in the vicinity, 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. Plans Partic incl. FI 22/02/16
2. Plans and particulars to be lodged for permission consequent on this grant of outline permission shall include:
 - (i) a detailed landscaping plan for the entire site including substantial tree and hedgerow planting and proposals for retention of existing trees,
 - (ii) details of the site entrance and public footpath,
 - (iii) proposals for the retention/reinforcement of existing boundary treatment,

(iv) proposals to protect the privacy and amenity of existing adjacent properties,

(v) design proposals to provide for single storey houses of low profile.

Reason: In the interest of clarity and to define the subject matter for consideration at permission consequent stage.

3. The first sale of 50% of the proposed houses shall be restricted to persons who have been resident and/or employed in County Wicklow for at least one year. Details of the houses which are to be sold with this restriction shall be submitted to the Planning Authority. Confirmation of sale in accordance with this condition shall be submitted to the Planning Authority by a solicitor.

Reason: To comply with Policy UD6 of the Wicklow County Development Plan 2010-2016.

4. Urban WaterDrain
5. InternRoad 1
6. ConstStds [Taking in Charge Policy]
7. TimelyRoad
8. DishedFootpath
9. Lighting
10. Cables
11. Naming
12. LanOpenSpace 2
13. UrbanManage 3
14. Archaeology
15. CMP1
16. Part V
17. Security 1
18. Section 48 Unspecified

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