



Board Direction

Ref:PL92.246447

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17th August 2016.

The Board decided to grant permission in accordance with the following reasons, considerations and conditions.

Reasons and Considerations

Having regard to the zoning of the land, to the pattern of development in the area and to the proposed layout, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of residential amenity and traffic safety and would be in accordance with the proper planning and sustainable development in the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that it had sufficient information to make a decision and that some of the matters of concern to the inspector were civil matters which did not preclude granting of permission

Conditions

1. Plans Partic as drawings for FI
2. Proposal shall be amended as follows:
 - (i) While seven houses are hereby permitted, the road layout for the proposal shall be as submitted with the application on 15th April 2015.
 - (ii) Houses No 1 and house No7 shall be redesigned to be dual aspect houses facing toward both roads which front them.

Reason: In the interests of amenity.

3. 3 of PA.
4. CMP1
5. 5 of PA.
6. House unit 1 and 2 shall not be built until the planning authority shall have confirmed that the foul water drainage from the existing house to the southwest is not being impeded by the proposed construction of these houses or until the issue of this drainage is otherwise satisfactorily resolved.
7. Urbanwaterdrain
8. 6 of PA
9. 7 of PA
10. InternRoad 1
11. Dished Footpath
12. Lighting
13. Cables.
14. Naming
15. LanOpenSpace1
16. PartV or Exemption Cert.
17. Const Hours
18. CDW
19. 14 of PA
20. UrbanManage 1
21. Security 3
22. S48 Unspec.

Board Member: _____ Date: 17th August 2016
Michael Leahy

Note: S34.13