



Board Direction

Ref: 05.246590

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25th, August 2016.

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

REASONS AND CONSIDERATIONS

Having regard to the nature and scale of the proposed development, the existing character and pattern of development in the vicinity of the site, the zoning of the site as 'Established Development' in the Letterkenny and Environs Development Plan 2009-2015 (as varied) and the planning history of the site, it is considered that subject to compliance with conditions set out below, the proposed development would not seriously injure the residential or other amenities of the surrounding area, would be acceptable in terms of traffic safety and convenience and would be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposed development would be acceptable given its limited scale and in light of the fact that it provides for the completion of a previously permitted residential development utilising an existing vehicular access off the Regional Road R245.

CONDITIONS

- (1) Std. P and P and Reason
- (2) Permanent visibility splays of 92 metres in each direction shall be provided at the junction of the estate road serving the proposed houses and the Reginal Road R245. Revised drawings indicating the provision of these sight lines shall be submitted to and agreed to in writing with the planning authority prior to the commencement of development.

Reason: In the interests of traffic safety

- (3) Std. WaterDrain and Reason
- (4) Std. External Finishes and Reason
- (5) Std. Cables and Reason
- (6) Std. CMP (include construction hours) and Reason
- (7) Per p.a. condition number 8 and Reason
- (8) Per p.a. condition number 2 and Reason
- (9) Std, S. 48 (unspecified) and Reason
- (10) Std. Bond condition and Reason.

Board Member: _____ Date: 25th, August 2016
Paddy Keogh