



## Board Direction

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**Ref: 29N.246630**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12<sup>th</sup>, August 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the reasons and considerations and subject to the conditions as set out below.

### REASONS AND CONSIDERATIONS

Having regard to the established pattern of development of in the area, and in particular to the location of the driveway whose retention is proposed in front of the building line established by the houses to the south along Grange Park Close, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the character of the area, would not seriously injure the residential amenities of property in the vicinity of the site and would be acceptable in terms of traffic safety and convenience. It would therefore be in keeping with the proper planning and sustainable development of the area.

### CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Within two months of the date of this order, the applicant shall submit and agree in writing with the planning authority details of the finishes of the walls, fences, gates and piers shown on the plans and drawings submitted with the application, and they shall be erected on the site within six months of the date of this order.

**Reason:** To protect the character of the area

3. Within two months of the date of this order, the applicant shall submit and agree in writing with the planning authority details of further landscaping of the site which shall provide soft landscaping or planting over 50% of the front garden serving house No. 1a and 30% of the front garden serving house No.1. The agreed landscaping shall be carried out on the site within twelve months of the date of this order.

**Reason:** To protect the character of the area

4. 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.

Board Member: \_\_\_\_\_ Date: 15<sup>th</sup>, August 2016

Paddy Keogh