



## Board Direction

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**Ref:PL27.246799**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 3<sup>rd</sup> October 2016.

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

### Reasons and Considerations

Having regard to the zoning for the site and to the objectives contained in the Ashford Town Plan, having regard to the layout and density proposed which it is felt responds to the setting and location of the proposal in a sympathetic manner and having regard to the road layout of the proposal which helps to achieve a roads objective of the town plan, it is considered that the proposal would not be injurious to the residential amenities of the area 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 had regard to the Ashford town plan and to the settlement strategy contained in the Wicklow County Development Plan and considered that development at the scale proposed was provided for in the development plan. The board further considered that the design approach taken was appropriate to its location.

### Conditions

1. Plans Partic.
2. UrbanFinishes 2 para 1.
3. Urbanwaterdrain
4. Internroad1.

5. The proposal shall be phased in accordance with the phasing plan indicated on drawing M-122-RFI-07 Rev.A received by the PA on 9<sup>th</sup> May 2016. No house shall be made available for occupation in a later phase until completion of all previous phases. On completion of phase 3 as indicated on the above referenced drawing, the entire link road shall be completed between the R763 and the R764 before phase 4 shall be commenced.

Reason: To provide for a balanced and orderly growth of the development and in the interests of clarity.

6. C4 of PA.

7. Part V

8. Security 1.

9. CMP1

10. C8 of PA

11. C11 of PA

12. Lan 1

13. C15 of PA

14. C16 of PA

15. C18 of PA

16. Lighting

17. Cables

18. Naming

19. 21 of PA

20. 26 of PA

21. Arch C

22. S48 Unspec

23. S48(2) (c) (Special Contribution Unspec) in respect of "works for the provision of roundabout entrance to development site off existing R764".

Board Member: \_\_\_\_\_ Date: 3<sup>rd</sup> October 2016  
Michael Leahy