



Board Direction

Ref: PL06D.247290

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 18th, 2017.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments to the Inspector's draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

1. Having regard to the ministerial guidelines and national transportation policies regarding access to public transport infrastructure and to council policy to promote and implement through development management pedestrian permeability and linkages to adjacent neighbourhoods and facilities, including public transport nodes as per Section 2.2.7.2 – Policy ST6: Footways and Pedestrian Route; Section 8.1.1.1 – Policy UD01: Urban Design Principles; and Section 8.2.3.1 – Quality Residential Design of the current County Development Plan 2016 – 2022, it is considered that the removal of a pedestrian access would be contrary to national and local planning policies, would be injurious to the amenities of the area and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the planning permission granted under An Bord Pleanála Reference Number PL06D.233962 and to condition number 1 (plan particulars) and to condition number 3 attached to this permission which required, inter alia, that “The sliding gate at the site entrance from Sydenham Villas and the gates to the pedestrian steps from Overend Way shall be omitted” it is considered that to grant permission for the removal of the pedestrian access would contravene materially the terms of condition number 1 and 3 of An Bord Pleanála Reference Number PL06D.233962 and would be contrary to the proper planning and sustainable development of the area.

Board Member: _____
Nicholas Mulcahy

Date: January 24th, 2017