



An
Bord
Pleanála

Board Direction
PL 04.247827

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29th March 2017.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the pattern of development in the area, the nature of this proposed development (an infill house within on a large site in an existing residential area), the design of the dwelling and the provisions of the Development Plan for the area, it is considered that, subject to compliance with conditions set out below, the proposed development would be acceptable in terms of traffic safety and convenience of road users, would not seriously injure the amenities of the area or of property in the vicinity, and would be in accordance with the PP&SD of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board was satisfied that an additional entrance onto to this cul-de-sac road in a residential estate would not be likely to create hazardous road conditions or turning manoeuvres, and agreed with the appellant that adequate visibility was available for vehicles from the proposed new entrance. The Board was satisfied that a traffic hazard would not arise. The Board was also satisfied that, subject to satisfactory boundary treatments being completed, the proposed single storey dwelling would not impinge upon the residential amenities of adjacent property.

Conditions

- PlanPartic
- Prior to commencement of development, the developer shall submit for the written agreement of PA, a full schedule of proposed boundary treatments around the entire site, which shall ensure that no overlooking of adjacent residential property can occur. Reason: residential amenity
- UrbanWaterDrain
- Std working hours
- Landscaping- details to be submitted for written agreement prior to commencement – generally as per site layout plan 648-PL-101
- S48 STD

Board Member

Date: 29th March 2017

Conall Boland