



An  
Bord  
Pleanála

**Board Direction**  
**PL06D.248537**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 14<sup>th</sup> May 2018.

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

### **Reasons and Considerations**

Having regard to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, to the planning history of the site and in particular condition number 28 of Planning Permission Register References No. PA. Ref. D06A/0927 (An Bord Pleanála Ref. No. PL.06D.225947) and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would comply with National policy with regard to permeability for pedestrians and cyclists and would be acceptable in terms of pedestrian and cyclist safety. The proposed development would, therefore, be in accordance 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. A comprehensive landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to the commencement of development.

**Reason:** In the interest of visual amenity.

3. Prior to commencement of the development, the developer shall undertake at his own expense, an independent quality audit of the proposed development with particular emphasis on the safety of pedestrians and cyclists and to include for the pathway's connection with existing pedestrian and cycle routes within Honeypark. The independent audit team shall be approved of in writing by the planning authority. The Auditor's report together with any measures recommended, including any revised drawings detailing these measures, shall be submitted to and agreed in writing with the Planning Authority prior to commencement of the development.

**Reason:** In the interest of orderly development and public safety.

4. Prior to commencement of development, the applicant shall submit for the written agreement of the Planning Authority, plan and elevation drawings showing the provision of a sign indicating: 'Shared Track for Pedal Cycles and Pedestrians'. The sign shall be located adjacent to the proposed dropped kerb and buff tactile paving at the proposed pathway's connection to the public road within Sefton.

**Reason:** In the interest of orderly planning and public safety.

5. The public lighting proposed shall be ABACUS raising and lowering columns.

**Reason:** In the interest of orderly planning and public safety.

6. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of amenities, public health and safety.

**Board Member**

**Date:** 14<sup>th</sup> May 2018

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Maria FitzGerald