



An
Bord
Pleanála

Board Direction
PL11 248551

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20th November, 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 layout and scale of development proposed, the pattern of development in the area, the planning history of the site, the 'Residential 2' zoning of the site in the Portarlington Local Area Plan 2012-18 and its location within the development envelope of Portarlington, it is considered that the proposed development would not constitute haphazard or piecemeal development or be premature, would not seriously injure residential amenities or the amenities of property in the vicinity or be prejudicial to public health and that the proposed ecological mitigation measures are satisfactory. The proposed development would, therefore 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 was satisfied that the proposed development, given the pattern of development in the area, the planning history of the site and the residential zoning of the site and adjoining lands, would not constitute haphazard and piecemeal development.

Conditions

1. Planpartic
2. Urban Finishes 1

3. The ecological management measures proposed in section 3.2 of the Ecology Report received by the Planning Authority on 9th February 2017 shall be implemented in full.

Reason: In the interest of wildlife protection.

4. UrbanWaterDrain

5. Boundary treatment shall be as per the revised site layout plan, Drawing No 15.298.104 Rev PL02 submitted to the planning authority on 9th February 2017.

Reason: In the interest of residential amenity

6. LandOpenSpace2

7. UrbanDeExempt dwelling-house nos. 29-36 incl.

8. Part V

9. ArchA

10. Lighting

11. Cables

12. InternRoad1

13. Estate Naming

14. CMP1 (excl. hours of working)

15. ConstHours

16. S48 unspecified

17. Security1

Board Member

Date: 20.11.2017

Terry Prendergast