



An  
Bord  
Pleanála

**Board Direction**  
**PL15.248662**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 8<sup>th</sup> December 2017.

The Board decided to grant outline 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 residential zoning of the site and the pattern of existing development in the area, to the existing estate access onto the R171 Regional Route and the limited increase in traffic which would arise, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety, and would not conflict with the objectives of the Development Plan. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. This outline permission relates solely to the principle of the development on this site and it shall not be construed as giving consent to the following matters:
  - (i) The overall site layout of the development.
  - (ii) The design of the dwelling to be developed.

**Reason:** In the interest of clarity.

2. Plans and particulars to be lodged for permission consequent on this grant of outline permission shall include:
- (i) A boundary treatments plan and a landscaping plan for the site to include the retention of mature boundary planting.
  - (ii) Design proposals which have regard to the design and character of the built environment in the vicinity.
  - (iii) Details of the location and specification of the wastewater treatment system and percolation area based on the percolation tests that were carried out on the 20<sup>th</sup> day of April 2017.
  - (iv) Details and specifications for the vehicular entrance to the site from the cul-de-sac.

**Reason:** In the interest of clarity and to define the subject matter for consideration at permission consequent stage.

**Board Member**

**Date:** 8<sup>th</sup> December 2017

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John Connolly