



An  
Bord  
Pleanála

**Board Direction  
PL91 248852**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 9<sup>th</sup> March 2018.

The Board decided to make a split decision, to

(1) grant permission (subject to conditions) for House No 1

for the reasons and considerations marked (1) under and subject to the conditions set out below, and

(2) refuse permission for House Nos 2, 3 and 4

for the reasons and considerations marked (2) under.

### 1 Reasons and Considerations

Having regard to the pattern of development in the area, the zoning objective for the site in the Southern Environs Local Area Plan 2011-17, the positioning of the development on the site allowing for access to lands to the rear, 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. The proposed development would, therefore, be in accordance with the ppsd of the area.

1. Planpartic
2. The house shall be positioned on the site as shown on the drawings submitted. Full details of proposed boundary treatment, landscaping, footpath along road frontage and site access arrangement for the development to be submitted for written

agreement to the planning authority prior to the commencement of development, leaving provision for future access to the site to the rear.

Reason : In the interest of orderly development.

3. Urbanwaterdrain
4. Urbanfinishes 1
5. Standard construction working hours
6. S 48 unspecified

## 2 Reasons and Considerations

As per Inspectors Report

In deciding not to accept the Inspector's recommendation to refuse permission for House No. 1 the Board considered the proposed development to be acceptable in the context of other development in the vicinity and in the interests of orderly development given its position on the site allowing access to lands to the rear.

**Board Member**

**Date:** 09.03.2018

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Terry Prendergast