An Bord Pleanála

Board Direction
PL15.248892

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 24th 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 zoning Objective "RES 1" for the area as set out in the Dundalk and Environs Development Plan 2009-2015, and to the pattern of residential development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the relevant provisions of the Development Plan, would not seriously injure the amenities of the Chapel Pass neighbourhood or of property in the vicinity, would not be prejudicial to public health and would be acceptable in terms of pedestrian and traffic safety. 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 provision of a single dwellinghouse on this site, and it shall not be construed as giving consent to the following matters:

(a) The overall site layout of the development, and

(b) The design, site coverage or height of the dwellinghouse to be developed.

Reason: In the interest of clarity.

2. Plans and particulars to be provided at the time of application for permission consequent of this grant of outline planning permission shall include**:**

(i) A boundary treatment and a landscaping plan for the site, to include retention of existing mature trees and boundary planting, except where their removal is necessary in order to provide sightlines at the entrance to the site from Chapel Pass.

(ii) Details relating to design, orientation, layout, height and external appearance of the proposed dwellinghouse. These design proposals shall have regard to the design and character of the built environment in the vicinity.

(iii) Details and layout of the proposed connection into the public sewerage network.

(iv) Details of the on-site drainage, attenuation and disposal of surface water in compliance with Sustainable Drainage Systems (SUDS).

(v) Details and specifications for the new vehicular entrance off Chapel Pass onto the site.

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

3. All service cables associated with the proposed development (including electrical, television, telephone and broadband) shall be run underground within the site.

Reason: In the interest of visual amenity.

4.   At the permission consequent stage, the developer shall pay to the Planning Authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority that is provided or intended to be provided by or on behalf of the Authority in accordance with the terms of the Development Contribution Scheme made under Section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the Planning Authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

   Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a Condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission

[Please issue reminder, in letter of notification to the parties, of the provisions of Section 34 (13) of the Act.]

Board Member   **Date:** 25th January 2018
                        Philip Jones