



An  
Bord  
Pleanála

**Board Direction**  
**PL27 248914**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 10.04. 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 land use zoning for the site as set out in the Enniskerry Town Plan, the pattern of existing development in the area, the design and layout of the development including access proposals, it is considered that the proposed development, subject to the compliance with the conditions set out below, would not seriously injure the residential amenities of property in the vicinity, would not detract from the visual amenities of the area, would not be prejudicial to public health and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the ppsd of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board had regard to the zoning of the site and the pattern of residential development in the area. It did not consider the proposal to be premature or that it would jeopardise road safety in the context of the existing and proposed road network. It considered the design and layout of development and the house types proposed to be appropriate for the site.

### **Conditions**

1. Planpartic - including plans and particulars submitted to the Board on 23.08.2018.

2. (a) Prior to the commencement of development, the detailed design of the proposed 280 m access road (including footpaths and cycle track) and junction with the Ballyman Road shall be agreed in writing with the planning authority.  
(b) The proposed new access road from Ballyman Road and associated junctions shall be constructed in full by the developer prior to the occupation of the proposed houses.

R: traffic safety and clarity.

3. The site shall be landscaped in accordance with the submitted scheme of landscaping as illustrated in Drawing No Landscape Masterplan Drawing No 100 submitted to the planning authority on the 31<sup>st</sup> day of May 2017. The developer shall retain the services of a suitably qualified Landscape Architect throughout the life of the site development works.

R: residential and visual amenity

4. PA condition no 18
5. Urban Finishes 1
6. UrbanWaterdrain
7. Arch C
8. Lighting
9. Cables
10. Naming
11. Part V
12. Construction Hours
13. CDW
14. CMP1
15. CTMP
16. Security1
17. PA condition No 6
18. Section 48 unspecified

**Board Member**

**Date:** 12.04.2018

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Terry Prendergast