



An
Bord
Pleanála

Board Direction
PL29N.248996

The submissions on this file and the Inspector's report were considered at a Board meeting held on November 23rd 2017 and further considered along with additional documentation submitted under a s.132 Notice and following circulation to interested parties at a meeting on February 21st 2018.

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 provisions of the DCC Dev Plan, the pattern of development in the area, to the site history, to the documents on file including the site specific Flood Risk Assessment and the Traffic Impact Assessment , the Board considered that subject to the conditions as set out below, the proposed development would be acceptable in terms of the residential amenity of adjoining properties and the visual amenity of properties in the area, would be acceptable in terms of the residential amenity of future occupants , would be acceptable in terms of pedestrian and traffic safety and would not constitute a flood risk. 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 concerns of the inspector with respect to flood risk were satisfactorily addressed by the site specific FRA submitted in response to the s.132 notice. Furthermore, the Board was satisfied subject to the omission of apt 34 and based on additional sunlight and daylight analysis submitted with the appeal that the

proposed development would provide an acceptable level of residential amenity to future occupants and would therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. Plans and particulars
2. Apartment No 34 shall be omitted. The resultant space shall be used as a communal area for the residents of Block B. revised layout plans shall be submitted to and agreed in writing with the Planning Authority prior to commencement of works on site

Reason: In the interest of residential amenity.

3. Materials and finishes
4. Std urban water drain
5. De exempt plant or equipment at roof level condition
6. CMP 1
7. Landscaping Condition
8. Model naming condition
9. Model Part V Condition
10. Model Management Co Condition
11. S48 Unspecified.

Board Member

Date: 21.02.18

Paul Hyde