



The submissions on this file and the Inspector's report were considered at a Board meeting held on January 26th 2018.

The Board decided to make a split decision, to

(1) grant permission (subject to conditions) for the following;

All blocks 1, 2, 3, 4, 5, 6, 9, 10 + 16, 17

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

(2) refuse permission for all blocks 8, 11, 12, 13, 14 and 15

for the reasons and considerations marked (2) under.

In deciding not to accept the Inspector's recommendation to refuse permission for the entire development the Board considered that the majority of the Inspectors concerns were addressed by the omission of the above-mentioned units in the split decision, and the increase in Public open space provision

Reasons and considerations marked (1)

Having regard to the pattern of development in the area, the planning history of the site, to the provisions of the CDP and the 2017 LAP, and to the layout and design as submitted, the Board considered that subject to the conditions set out below the proposed development would not injure the residential or visual amenities of

adjoining properties, would not injure the residential amenities of future occupants and would be acceptable in term of traffic safety and convenience and would therefore be in accordance with the proper planning and sustainable development of the area.

Conditions.

- 1 Plans and particulars,
- 2 This permission hereby permits 41 no units only.
- 3 Blocks identified as number 8 + 15 shall be omitted. These blocks shall be replaced with blocks identical to blocks no'd 6 + 10. The area released by this substitution shall be used to relocate the most northerly road running in an east west direction shall south by 10 m. The land to the north of the road shall be redesigned with an increased buffer area. Any proposals for this area shall form part of a separate planning application.

Reason : In the interest of clarity and orderly development.

- 4 All trees in the most easterly area of open space shall be protected and retained as part of the open space. Revised details to be submitted in writing to and agreed with the Planning Authority prior to works commencing on site.
- 5 Tree protection condition incl PA C 9 in addition to the above condition.
- 6 Noise Condition as per PA Cs 5 & 6
- 7 Taking in charge standards condition
- 8 Landscaping Plan
- 9 Std naming condition
- 10 public lighting condition
- 11 Part V
- 12 Bond
- 13 S48 Unspecified.

Reasons and considerations marked (2)

Having regard to the proximity of the propped development to the commercial park to the north and to the noncompliance of the apartments and duplexes with Ministerial Guidelines the Board considered that the proposed development would seriously injure the residential amenities of future occupants of the development and would therefore, be contrary to the prosper planning and sustainable development of the area

Board Member

Date: 26.01.18

Paul Hyde