



An  
Bord  
Pleanála

**Board Direction**  
**PL06S.249367**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 1<sup>st</sup> June 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 provisions of the South County Dublin Development Plan 2016-2022 and the Ballycullen-Oldcourt Local Area Plan 2014 including specific provision for the proposed street as an objective of the Local Area Plan, the location of the site and the pattern of existing development in the area; the zoning of the site, the nature, scale and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would be acceptable in terms of traffic and pedestrian safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Appropriate Assessment**

The Board completed an Appropriate Assessment Screening exercise in relation to the potential effects of the proposed development on European Sites, taking into account the nature, scale and location of the proposed development, the receiving

environment, the Appropriate Assessment Screening Report submitted with the application and the Inspector's report and submissions on file. In completing the screening exercise, the Board concluded that, by itself or in combination with other development in the vicinity, the proposed development would not be likely to have a significant effect on any European Site in view of the sites' conservation objectives.

### **Conditions**

Per the planning authority

**Board Member**

**Date:** 1<sup>st</sup> June 2018

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John Connolly