



An
Bord
Pleanála

Board Direction
PL04 249376

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28th March, 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 of the site for residential use, the pattern of development in the area, and the proposed layout and unit mix; it is considered that, subject to compliance with the attached conditions, the proposed development would not seriously impact on the amenities of property in the vicinity, would not be prejudicial to public health, would be acceptable in terms of traffic safety and convenience, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

As per Inspector's report.

Add 3 additional conditions as follows:

- House Nos 119, 120, 121, 152 and 153 shall be omitted and a revised planning permission sought for the housing layout submitted to An Bord Pleanála on

the 17th day of October 2017, to include the new vehicular access from Boherboy Road, parking area, drainage and lighting.

Reason: In the interest of orderly development.

- House No 41 shall be omitted from the proposed development. A revised house type, more sympathetic to the adjoining house to the north in terms of overshadowing, shall be the subject of a separate planning application.

Reason: In the interest of residential amenity

- The proposed east west footpath in front of House Nos 119-146 shall be relocated to the south of the proposed parking spaces.

Reason: In the interests of pedestrian safety.

Amend C2

For the purpose of clarity this permission is for 147 housing units.

Reason: In the interest of clarity.

Amend C4

The proposed pedestrian link to Boherboy Road, in the southwestern corner of the site, indicated on Drawing No 1608-OMP-00-00-M2-A-XX-10006 submitted to An Bord Pleanala on the 17th day of October 2017, shall be altered to permit a joint pedestrian/cycle way and shall be provided in advance of the occupation of any housing on the site.

Reason: To facilitate pedestrian and bicycle connectivity in the area in the interests of residential amenity and the proper planning and sustainable development of the area.

Amend C7

A single pedestrian/cycle linkage to the Ashford Heights housing estate to the north of the site, shall be created at the cul de sac turning area between housing units 101 & 102, at the location of the proposed foul and surface water drainage connection.

The linkage shall be provided in advance of the occupation of any housing on the site.

Reason: To facilitate pedestrian and bicycle connectivity in the area in the interests of residential amenity and the proper planning and sustainable development of the area.

Board Member

Date: 29.03.2018

Terry Prendergast