



An
Bord
Pleanála

Board Direction
PL06F.249414

The submissions on this file and the Inspector's report were considered at a Board meeting held on 9th 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 'GB' zoning of the site and the pattern of existing development in the area, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the amenities of the area, result in a traffic hazard, or conflict with the objectives of the Development Plan. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 4th day of September 2017, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the

agreed particulars.

Reason: In the interest of clarity.

2. The landscaping works detailed on Drawing No. AI.01, as submitted to the planning authority on the 4th day of September, 2017 shall be carried out within the first planting season following substantial completion of the construction works. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

3. Drainage arrangements, for the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. The vehicular entrance shall comply with the detailed standards of the planning authority for such road works to include the following requirements.
 - (a) The gradient of the access shall not exceed 2.5% over the last 6 metres of its approach to the public road.
 - (b) The vehicle entry / splay shall be constructed in a bound road material.

Reason: In the interest of amenity and of traffic safety.

Board Member

Date: 9th March 2018

Michelle Fagan

Note to drafting – Section 34(13) to be included in cover letter