



An
Bord
Pleanála

Board Direction
BD-000365-18
ABP-300243-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/05/2018.

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 zoning objective for the site in the Navan Development Plan 2009-15 (as varied), including the designation of the site as a key landmark site, it is considered that the proposed development, subject to the conditions set out below, would not seriously injure residential and visual amenities in the area, is acceptable in terms of design, layout and open space provision, would not be prejudicial to public health and would be acceptable in terms of traffic safety and convenience.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that that the design and layout of the proposed development was in character with the pattern of development in the area and that the juxtaposition of housing and apartments, disposition of open space and carparking were acceptable in the context of the adjoining development, the surrounding area and Development Plan policy.

Conditions

1. Plan partic
2. PA condition No 2

3. PA condition No 3
4. PA Condition No 4

Condition (4) (c) to be amended as follows: Details of the pedestrian/cycleway access joining the public open space to the N51 and the pedestrian/cycleway access onto Proudstown Road shall be submitted to and agreed in writing with the PA, prior to the commencement of development. The proposed pedestrian gates onto Proudstown Road shall be omitted
5. The entirety of the area indicated as open space indicated on drawing No PL-08 (including both the public open space and the communal open space areas), shall be reserved as public open space. The public open space shall be levelled, contoured, soiled, seeded and landscaped in accordance with the detailed requirements of the planning authority. This public open space shall be maintained by the developer until taken in charge by the planning authority and shall be levelled, contoured, soiled, seeded, and landscaped in accordance with the detailed requirements of the planning authority. The open spaces shall be maintained as public open space by the developer until taken in charge by the local authority. When the estate is taken in charge, the open spaces shall be vested in the planning authority, at no cost to the authority, as public open space.

Reason: In order to ensure the satisfactory development of the public open space areas, and their continued use for this purpose.

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6. Internroad1 (including roads, parking areas, footpaths and kerbs, cycleways and pedestrian links)
7. Urbanwaterdrain
8. Lighting
9. Cables
10. Part V
11. ConstructionWaste
12. CMP
13. The management and Maintenance of the proposed apartment block including the common areas associated with the apartment development following its completion shall be the responsibility of a legally constituted a management company.

Reason: to provide for satisfactory future maintenance of the apartment development in the interest of residential amenity.
14. Consthours
15. Naming
16. Security
17. S48 unspecified

Board Member

Date: 28/05/2018

Terry Prendergast