



An
Bord
Pleanála

Board Direction
BD-000474-18
ABP-300517-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 13th 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 provisions of the site, to the pattern of development in the area, the high quality of design and to the nature scale and layout of the proposed development it is considered that subject to compliance with the conditions as set out below, the proposed development would not give rise to traffic hazard, would not be prejudicial to public health, would provide greater permeability and would not unreasonably impact on the ecology of the site or of neighbouring property and therefore be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board concurred with the decision of the planning authority and is satisfied on the basis of the information provided that the demolition of 'Glensavage' is justified and further considered that the demolition of the house which is not listed on either the Record of Protected Structures or the NIAH would not materially contravene any objective in the County Development Plan.

Conditions

- 1 Plans and particulars
- 2 As per PA C2 + 3 combined
- 3 Materials and finishes
- 4 As per PA C4
- 5 As per PA C5
- 6 Naming condition
- 7 Landscaping Plan to be implemented as per submitted landscaping proposals
- 8 As per PA C11
- 9 As per PA C 14
- 10 As per PA C 15
- 11 CMP
- 12 AS per PA C17
- 13 AS per PA C20
- 14 AS per PA C22
- 15
- 16 Part V
- 17 Bond condition
- 18 S 48 Unspecified

Note: S34(13)

Board Member

Date: 13/06/2018

Paul Hyde