



An
Bord
Pleanála

Board Direction
BD-002459-19
ABP-301639-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 27th 2019.

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 limited nature of the proposed modifications to the development authorised under planning authority register reference number F15A/0093 (An Bord Pleanála reference number PL06F.245710), it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of property in the vicinity or the amenities afforded to the occupants of the authorised housing, would not prejudice the orderly development of the surrounding area and would be acceptable in terms of pedestrian and traffic safety. 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 except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity

2. This permission relates solely to the changes to the road levels in the internal road network, and to the floor levels of the houses, that have yet to be developed pursuant to the planning permission granted under planning authority register reference number F15A/0093 (An Bord Pleanála reference number PL06F.245710), and shall not be construed as giving permission for any other development shown on the drawings submitted with this application. The development shall otherwise comply in full with the terms and conditions of that planning permission, including those conditions requiring payment of financial contributions.

Reason: In the interest of clarity and to ensure orderly development.

3. This permission shall expire on the 15th day of March 2021.

Reason: To coincide with the appropriate period of the parent permission granted under planning authority register reference number F15A/0093 (An Bord Pleanála reference number PL06F.245710).

4. As PA condition no. 4

Reason: In the interests of amenity, and to ensure the effective protection of trees that are identified to be retained as part of the planning permission granted under planning authority register reference number F15A/0093 (An Bord Pleanála reference number PL06F.245710).

Board Member

Date: 27th February 2019

Philip Jones