



An
Bord
Pleanála

Board Direction
BD-001166-18
ABP-301762-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24.09.2018.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below that the planning authority be directed, as follows:

Remove condition number 2

Reasons and Considerations

Having regard to the location of the site adjoining the town centre, and to the proposal for 4 no. townhouses at an appropriate density and comprising of a layout and quantum of internal space and room sizes that accord with the advice contained in the "Quality Housing for Sustainable Communities: Best Practice Guidelines for Delivering Homes Sustaining Communities, 2007", together with the quantum of private amenity space, car parking and access arrangements, it is considered that the proposals represent an appropriate form and density of development and that Condition 2 should be REMOVED. As such, the proposed development will reflect the character of the area and will maximise the development potential of the site.

Amend C10 as follows: S48 unspecified.

Board Member

Date: 24/09/2018

Terry Prendergast