



An
Bord
Pleanála

Board Direction
BD-003037-19
ABP-302394-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/05/2019.

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 3,

Amend condition number 4 as follows:

4. The proposed development shall be amended as follows:

- (a) House Type D2 to the north of the site shall be omitted,
- (b) the resultant open space:
 - (i) shall be designated as communal space forward of the building line of the terraced units, and
 - (ii) shall be incorporated into the private open space of the northernmost terraced units behind the building line, and
- (c) House Types B and C shall be omitted and replaced with House Type A resulting in six number House Type A terraced units to the west of the communal open space and seven number units to the east.

Revised drawings including landscape details and demonstrating compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual amenity of the streetscape and adjoining properties and residential amenity of future occupants.

Reasons and Considerations

Having regard to the planning history and pattern of development and to the proposed layout, it is considered that, subject to compliance with the conditions otherwise attached by the planning authority, the proposed development, including House Type E, the three storey high terraced dwellings and communal space in areas generally marked A and B and the varied house layout, would comply with statutory Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) and with Development Plan policy with respect to the integration of the proposed development and provision of open space and interface with the public realm, would be acceptable in terms of the residential and visual amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member:

Date: 14/05/2019

Terry Ó Niadh