



An
Bord
Pleanála

Board Direction
BD-006451-20
ABP-306923-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/09/2020.

The Board decided to make a split decision, to

- (1) grant permission, for the following reasons and considerations and subject to the following conditions for six two storey semi-detached houses, entrance, access road and boundary treatment to site frontage.

Reasons and Considerations.

Having regard to the zoning objective for the site in the current Development Plan for the area, the pattern of development in the vicinity and the nature, scale and design of the proposed development, it is considered that, subject to the conditions set out below, that the proposed development would not seriously injure the residential amenities of property in the vicinity or the visual amenities of the area and would be acceptable in terms of pedestrian and traffic safety. As such, the proposed development would be in accordance with the proper planning and development of the area.

Conditions

1. Planpartic
2. (a) The access roadway serving the proposed development shall be amended to serve the six semi-detached houses only. Revised plans illustrating this amendment shall be submitted to the planning authority for written agreement prior to the commencement of development.

(b) The access roadway and footpaths serving the proposed development including turning bay, junction, parking areas and

kerbs shall comply with the detailed standards of the planning authority for such road works.

Reason: In the interest of orderly development and of traffic and pedestrian safety.

3. Urban finishes
4. Urban Watermain
5. IW
6. PA c4 omitting 4(iii)

Reason: In the interest of residential and visual amenity.

7. PA c5
8. Cables
9. Lighting
10. Naming
11. CMP1
12. Construction waste shall be managed in accordance with a construction waste management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006.

Reason: In the interest of sustainable waste management.

13. Security
14. S 48 unspecified

(3) refuse permission for two single storey semi detached houses

for the following reasons and considerations.

Reasons and Considerations.

Having regard to the presence of a substantial number of mature trees on the north eastern section of the site, the contribution these trees make to the visual amenity of the area and the setting of residential development in the vicinity of the site and policies in respect of the zoning of the site which seek to provide an appropriate balance between the protection of established character and the need to provide infill development, which are considered reasonable, the Board is not satisfied that adequate information has been provided on the impact of the proposed development on tree loss, including the absence of a tree survey, or in respect of the implications of this for visual and residential amenity. It is considered that the proposed development, therefore, would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposed six two storey houses would not negatively impact on the mature trees on site or the visual amenities of the area and would, as such, be in accordance with the proper planning and sustainable development of the area.

Board Member:

Date: 14/09/2020

Terry Prendergast

