

An  
Bord  
Pleanála

**Board Direction**  
**BD-008211-21**  
**ABP-309055-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/05/2021.

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:

Amend condition number 1 as follows:

1. The proposed 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. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars. In default of agreement, such issues may be referred to An Bord Pleanála for determination.

**Reason:** In the interest of clarity.

Amend condition number 4 as follows:

4. Revised drawings shall be submitted to the planning authority that show improvements to Manor Avenue and the junction with Wainsfort Grove.

- (a) The improvements shall include designs for junctions, sight distances, shared surfaces, footpaths and kerbs if required and all in accordance with the detailed requirements of the planning authority for such works, and shall comply in all respects with the provisions of the Design Manual for Urban Roads and Streets and the National Cycle Manual.
  
- (b) Prior to the commencement of development, the applicant shall submit and agree in writing a public lighting scheme with South Dublin County Council Lighting Department for the length of Manor Avenue.

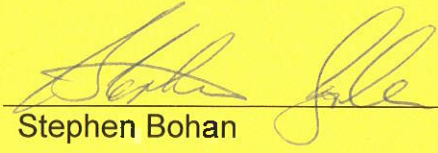
Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of pedestrian and traffic safety, and in order to comply with national policy in this regard.

### **Reasons and Considerations**

Having regard to the nature, extent and design of the development proposed, to the general character and pattern of development in the area and to the provisions of the South Dublin County Development Plan 2016-2022, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of property in the vicinity and would not be out of character with the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

  
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Stephen Bohan

**Date:** 20/05/2021