

An  
Bord  
Pleanála

**Board Direction**  
**BD-008731-21**  
**ABP-309489-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/07/2021.

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**

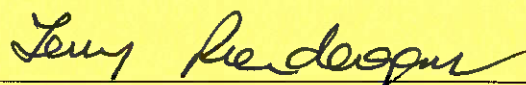
Having regard to the Tralee Town Plan 2009 – 2015 (extended) and the planning history of the site and nearby comparable sites, it is considered that, subject to the conditions set put below, the proposed dwelling house would comply with the residential zoning of the area and would also be compatible with the emerging streetscape and the visual amenities of the area. The proposed development would also be acceptable in terms of pedestrian and traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

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| 1. | The development shall be retained 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 |
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	<p>prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>A landscaping scheme for the site shall be prepared showing hard and soft landscaping proposals. Hard landscaping shall include details of the boundary walls to be retained and/or built, front entrance gates, and two off-street car parking spaces. Soft landscaping shall include the planting of native Irish trees and/or hedging plants.</p> <p>Drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority within 3 months of the date of this Order.</p> <p><b>Reason:</b> In the interests of visual amenity and in order to comply with car parking standards.</p>
3.	<p>Drainage arrangements including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p><b>Reason:</b> In the interest of public health and surface water management</p>
4.	<p>Prior to recommencement of development, the developer shall enter into water and/or waste water connection agreement(s) with Irish Water.</p> <p><b>Reason:</b> In the interest of public health.</p>

Board Member



Terry Prendergast

Date: 19/07/2021