

An
Bord
Pleanála

Board Direction
BD-008648-21
ABP-309741-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/07/2021.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to national transport policy including Smarter Travel – A Sustainable Transport Future, which seek to reduce the reliance on, and provision of, car parking for residential development, to the nature and scale of the proposed development, the location of the site, and its proximity to high quality public transport corridors, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with such national policy and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board was satisfied that adequate sight lines would be available and that the proposed development, as conditioned, would provide for adequate parking in accordance with national policy and would not constitute overdevelopment of the site.

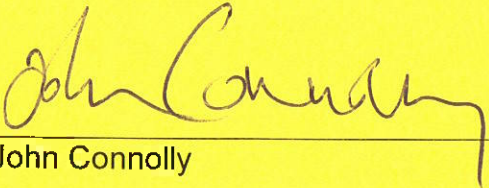
Conditions

1. PlanPartic (as amended on 23/12/2020)
2. Carparking space number 5 shall be omitted and carparking spaces 7 and 8 shall be replaced by a single carparking space.

Reason: In the interests of sustainable transport and residential amenity

3. UrbanFinishes1
4. UrbanWaterdrain
5. IrishWater
6. Cables
7. Urban deExempt
8. Lanscap
9. EstateNaming
10. ConstHrs
11. CDW
12. UrbanManage 1
13. Security 3
14. S48 Unspecified

Board Member



John Connolly

Date: 02/07/2021