



An
Bord
Pleanála

Board Direction
BD-014101-23
ABP-313499-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/10/2023.

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 / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Amend condition number 3 as follows:

"Prior to the commencement of development, the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

Revised plans that incorporate all of the following amendments and details:

- (a) Windows at first floor level to the rear elevation of units 2, 3 and 4 shall be permanently fitted with obscure glazing.*
- (b) The internal junction shall be amended to provide a strong, direct, pedestrian connection from north to south.*
- (c) Unit 6 is omitted from the permission.*
- (d) Unit 9 shall be turned 90 degrees to minimise impact on units 10 and 11.*

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area."

Reasons and Considerations

Having regard to the approval by the Board of the adjoining site to the southwest (Coolamber) under ABP ref.311559-21, it is considered that the works to facilitate a future connection between the subject site and the adjoining site, is unwarranted.

In not agreeing with the Inspector the Board considered that the provision of a pedestrian access / footpath for potential future access to adjoining lands to the southwest would serve no purpose given the layout approved under ABP ref.311559-21.

Board Member:


Stephen Bohan

Date: 12/10/2023