

An  
Bord  
Pleanála

**Board Direction**  
**BD-013783-23**  
**ABP-313671-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/08/2023.

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

### **Reasons and Considerations**

Having regard to the nature, scale and extent of the proposed development, to the pattern of development in the area, and to the relevant provisions of the statutory development plan including the residential zoning objective for the site, it is considered that, subject to compliance with the following conditions, the proposed development would not seriously injure the amenities of the area, including the amenities of property in the vicinity, would be acceptable in terms of pedestrian and traffic safety, and would constitute an acceptable form of development at this serviced urban location. 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 considered the totality of the documentation on file, including the reports of the planning authority. The Board first off noted and shared the opinion of the Inspector, that the proposed development would be broadly acceptable in terms of residential amenity, design and scale. In relation to the area of concern expressed by the Inspector regarding the design of the entrance, the shared surface proposed and potential implications for the safety of pedestrian, cyclists and also access for emergency vehicles, the Board noted that the scheme is modest in scale with a short

distance of internal shared surface area, and with clearly demarcated associated parking and turning capability. Given the modest requirements for movement which would be generated by the proposed development, and the low speed of any vehicle movements here in practice, along with the capability to ensure clear expression of shared surface and pedestrian priority via surface materials as proposed, the Board did not agree that a refusal of permission was warranted on this issue. In this regard the Board agreed with the decision of the planning authority to grant permission subject to conditions.

### Conditions

Conditions as per Planning Authority.

Amend PA condition 4 (a) as follows.

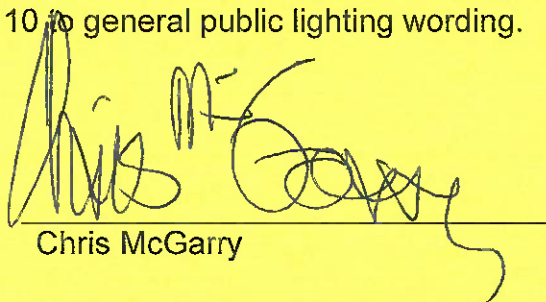
- (a) The main internal road which has been designed as shared surface, shall be provided to a width of 4.8 metres along its full length.

Amend PA condition 7 (a) as follows.

- (a) ... between the hours of 0700 to 1900 Mondays to Fridays... between 0800 to 1400 hours Saturdays...'

Amend condition 10 to general public lighting wording.

Board Member



Chris McGarry

Date: 18/09/2023