

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the limited nature of the proposed modifications to the development authorised under planning authority register reference number F15A/0093 (An Bord Pleanála appeal reference number PL06F.245710), it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of property in the vicinity or the amenities afforded to the occupants of the authorised housing, would not prejudice the orderly development of the surrounding area and would be acceptable in terms of pedestrian and traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The 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.

Reason: In the interest of clarity.

2. This permission relates solely to the changes to the road levels in the internal road network, and to the floor levels of the houses, that have yet to be developed pursuant to the planning permission granted under planning authority register reference number F15A/0093 (An Bord Pleanála appeal reference number PL06F.245710), and shall not be construed as giving permission for any other development shown on the drawings submitted with this application. The development shall otherwise comply in full with the terms and conditions of that planning permission, including those conditions requiring payment of financial contributions.

Reason: In the interest of clarity and to ensure orderly development.

3. This permission shall expire on the 15th day of March, 2021.

Reason: To coincide with the appropriate period of the parent permission granted under planning authority register reference number F15A/0093 (An Bord Pleanála appeal reference number PL06F.245710).

4. The applicant shall comply with the following conditions of the planning authority:
- (a) Any soil handling and storage procedures conform to best practice and industry standards such as BS 8601 Specification for Subsoil and Requirements for Use, including not handling soil when the ground is waterlogged in order to minimise damage to soil structure.
 - (b) The applicant shall ensure that soil is not stockpiled on-site and should temporary heaps be necessary then these shall be sited away from wet/dry watercourses.
 - (c) The quality of any imported soil shall conform to BS3882:2015 Specification for Topsoil. All soil used shall be free of contaminants including invasive plant species.
 - (d) Soil grading works on the proposed open spaces and private gardens shall be carried out in compliance with best practice including BS3882:2015 Specification for Topsoil.
 - (e) Ground levels shall not be altered within the root protection areas of any tree which has been identified to be retained. The erection of the tree protection fencing shall take place prior to soil re-grading under the supervision of the applicant's arboricultural consultant.

Reason: In the interests of amenity, and to ensure the effective protection of trees that are identified to be retained as part of the planning permission granted under planning authority register reference number F15A/0093 (An Bord Pleanála appeal reference number PL06F.245710).

Philip Jones

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019.