



## Board Direction

Ref: PL06D.245916

The documentation and submissions on this file and the Inspector's report were considered at a Board meeting held on 24<sup>th</sup> March 2016. The Board decided to grant permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons, considerations and conditions set out below.

### REASONS AND CONSIDERATIONS

Having regard to the nature and scale of the established use of the site, the nature, design, layout and scale of the proposed development and of the development proposed to be retained, the pattern of development in the vicinity, and the residential zoning objective for the site as set out in the Dún Laoghaire-Rathdown County Development Plan 2016 – 2022, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the visual or residential amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### CONDITIONS

1. PlansPartic (application)

**Reason:** In the interests of clarity and of compliance with Section 8.8.12.2 of the Dún Laoghaire-Rathdown County Development Plan 2016 – 2022.

2. The proposed signage, and the layout of the entrance driveway and landscaping, shall be carried out and completed in accordance with the plans and particulars submitted to the planning authority on 29<sup>th</sup> October 2015.

**Reason:** In the interest of the visual amenities of the subject property and of the area.

3. The proposed apartment shall be amended by omitting one bedroom and rearranging the internal apartment layout in order to comply with the provisions of the "Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities" issued by the Department of the Environment, Community and Local Government (2015). Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** To provide an appropriate standard of living accommodation for future occupants.

4. The rear garden area shall serve as private amenity space for the proposed apartment and shall be laid out accordingly.

**Reason:** In the interest of the residential amenity of the occupants of the apartment.

5. The noise level shall not exceed 55 dB(A)  $L_{eq,15 min}$  (corrected for any tonal or impulsive component by a penalty of 5 – 10 dB(A)) at any point along the boundary of the site between 0800 and 2000 hours, Monday to Saturday inclusive, and shall not exceed 45 dB(A)  $L_{eq,15 min}$  at any other time or on public holidays. Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this Order.

**Reason:** To protect the residential amenities of neighbouring properties.

6. No ventilation, air conditioning or other mechanical equipment shall be erected on the external walls of the buildings, unless authorised by a further grant of planning permission.

**Reason:** In the interests of the residential and visual amenities of neighbouring properties.

7. Urban WaterDrain

8. ConstHours

9. Section 48 Unspecified

*Notes:*

- (a) The Board noted that the planning authority had refused permission on the grounds that the development as revised by the further information would contravene the Development Plan. The Board considers that the development hereby permitted provides an acceptable balance between residential and commercial development, and is satisfied that a material contravention of the Development Plan does not arise in this case.
- (b) In deciding to grant permission, the Board took into account in particular the submissions made by third parties in relation to the development as originally applied for.

Board Member: \_\_\_\_\_ Date: 24<sup>th</sup> March 2016  
Fionna O' Regan