



Board Direction

Ref: PL06D.246001

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 6th, 2016.

The Board decided to grant permission generally in accordance with the reasons and considerations set out below.

REASONS AND CONSIDERATIONS

Having regard to the nature, extent and design of the development proposed, to the planning history of the site and adjacent lands including former use of the site and part the parent property as a creche, to the general character and pattern of development in the area, to the provisions of the Dun Laoghaire Development Plan 2016-2022, it is considered that, subject to compliance with the conditions set out below, the proposed development would not injure the amenities of property in the vicinity, would not be out of character with the area and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and development of the area.

In deciding not to accept the Inspector's recommendation to refuse planning permission the Board had regard to the former use of part of the parent site as a crèche and considered that the proposed development would result in a significant reduction in traffic movements and parking demand from the previous authorised use. The Board further considered the proximity of the site to public transport and the accessibility of the site to services would merit flexibility in respect of car parking. In addition the Board also attached a planning condition in respect of car parking to serve the existing dwelling to address the Inspector's concerns.

Conditions

1. Plan particulars with reference to FI received.
2. The car parking layout to serve the existing dwelling on site shall be amended, including the partial removal of hedgerow as necessary, to accommodate at least one and up to a maximum of two off street car

parking spaces in accordance with the requirements of the planning authority.

Prior to the commencement of development detailed site layout plan and elevational drawings shall be submitted and agreed in writing with the planning authority in accordance with this requirement.

6 In the interests of traffic and pedestrian safety.

3. Standard external finishes general

4. Standard water/drainage

5. S.48 General Contribution

Board Member: _____
Nicholas Mulcahy

Date: April 11th, 2016