



Board Direction

Ref: PL06D.247207

The submissions on this file and the Inspector's report were considered at a Board meeting held on 9th January 2017. 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, scale and design of the proposed development, the residential zoning objective for the site as set out in the Dún Laoghaire-Rathdown County Development Plan 2016 - 2022, the nature and extent of development that has taken place on the site and the physical changes made, the lack of known features associated with industrial heritage relating to the Atmospheric Railway remaining on the site, and the location of the site outside of The Metals candidate Architectural Conservation Area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area or of property in the vicinity, would not adversely affect known features of industrial heritage significance, would not detract from the character of the candidate Architectural Conservation Area, would be acceptable in terms of pedestrian and traffic safety and convenience, would not be prejudicial to public health, and would be in accordance with the provisions of the County Development Plan. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. PlansPartic incl. 14/07/16
2. UrbanFinishes 1
3. PA4
4. Rural Underground
5. Each house shall be used as a single dwelling unit only and shall not be subdivided in any manner.

Reason: In the interest of clarity and of residential amenity.

6. The foul sewer connection to the proposed houses, and the amendments to the foul and surface water drainage arrangements to the existing house, shall be completed to the written satisfaction of the planning authority prior to the occupation of the proposed houses.

Reason: In the interest of orderly development and protection of the environment.

7. Urban WaterDrain

8. The developer shall facilitate the industrial heritage appraisal of the site and shall provide for the preservation, recording or otherwise protection of industrial heritage materials or features, which may exist within the site. In this regard, the developer shall:

- (a) notify the planning authority in writing at least four weeks prior to commencement of any site operations (including stripping of topsoil and hydrological or geotechnical investigations), and
- (b) employ a suitably-qualified and experienced industrial heritage professional to assess the site and monitor all site development works. The assessment shall address the following issues:
 - (i) the nature and location of industrial heritage material on the site, and
 - (ii) the impact of the proposed development on such industrial heritage material.

A report, containing the results of the assessment, shall be submitted to the planning authority. Arising from this assessment, the developer shall agree in writing with the planning authority details regarding any further industrial heritage requirements (including, if necessary, archaeological excavation) prior to commencement of construction works.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

Reason: In the interest of industrial heritage, to secure the preservation (in-situ or by record) of any remains of industrial heritage merit that may exist within the site.

9. LanHouse 1, paragraph 1 & 3
10. CDW
11. CMP1
12. Section 48 Unspecified

Board Member: _____ Date: 16th January 2017
Fionna O' Regan