



## Board Direction

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**Ref: PL06D.247319**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 7<sup>th</sup> February 2017.

The Board decided by a majority of 2:1 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 proposed development, the nature and character of the surrounding environment, the pattern of development in the vicinity, and the provisions of the Dún Laoghaire Rathdown County Development Plan 2016-2022, it is considered that, subject to compliance with the conditions set out below, the proposed development would be an acceptable form of development at this location, would not seriously injure the visual or residential amenities of the area or of property in the vicinity, would not detract from the character or setting of protected structures, and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### CONDITIONS

1. PlansPartic incl. FI 08/08/16
2. The proposed development shall be amended by the omission of the first floor (octagonal element). Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development

**Reason:** In the interest of the architectural heritage and visual amenities of the area.

3. No access shall be permitted to any of the flat roofs or green roofs except for maintenance purposes. Access to the roof terrace shall provide for rail safety, details of which shall be submitted to and agreed in writing with the planning authority following consultation with Iarnród Éireann.

**Reason:** In the interest of the protection of residential amenity and public safety.

4. Access to the turning area on site for all residents of the existing and proposed residential units shall be maintained at all times.

**Reason:** In the interest of road safety.

5. Prior to commencement of development, the developer shall submit to and agree in writing with the planning authority details of the following:
  - (a) the appointment of a conservation architect, qualified to at least Grade 2 RIAI or equivalent, who shall design and supervise the proposed works to the Coach House protected structure and shall ensure appropriate protection of its historic fabric,
  - (b) details of all finishes and of all original features to be retained or reused,
  - (c) retention of the maximum amount possible of surviving historic fabric in-situ including structural elements, tiling and joinery, with a design to minimise interference to the building structure and fabric,
  - (d) details of the bricks to be used as a ringbeam to the wall-head as part of the works to the protected structure, and
  - (e) method statements for all proposed works to the fabric of the protected structure, including the provision of temporary works.

All works to the protected structure shall be carried out in accordance with the details submitted in support of the application, in accordance with best conservation practice as set out in the "Architectural Heritage Protection Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government (2011), and in accordance with the requirements of the planning authority.

**Reason:** To ensure that the integrity of the protected structure is maintained and to protect it from damage or loss of fabric.

6. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

7. The site shall be landscaped in accordance with details that shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:
  - (a) the retention of the large mature tree in the south west corner of the site adjoining the western boundary, and
  - (b) planting of trees at 2 m intervals along the western boundary.

Any plants that die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** To screen the development and assimilate it into the surrounding townscape and in the interest of visual amenity.

8. The proposed house shall be used as a single dwelling unit only, shall not be sub-divided in any manner, and shall not be sold, let or otherwise conveyed except as a single dwelling unit.

**Reason:** In the interest of protection of residential amenity.

9. The proposed replacement gates shall be in accordance with details that shall be submitted to and agreed in writing with the planning authority prior to commencement of development, and shall not open outwards.

**Reason:** In the interest of pedestrian and traffic safety.

10. Urban WaterDrain

11. (1) CMP1

(2) The Plan shall address rail safety, details of which shall be submitted to and agreed in writing with the planning authority following consultation with Iarnród Éireann.

**Reason:** In the interests of public safety and residential amenity.

12. Section 48 Unspecified

Board Member: \_\_\_\_\_ Date: 7<sup>th</sup> February 2017  
Fionna O' Regan