



An
Bord
Pleanála

**Board Direction
PL06D.247528**

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 23rd, 2017.

The Board decided to grant permission (by a 2:1 majority) for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the nature, extent and design of the proposed development, the size of the site and the set back of the proposed dwelling from the road frontage, the provisions of the Dun Laoghaire Rathdown County Development Plan 2016-2022 including the site's location within a candidate Architectural Conservation Area and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the provisions of the Dun Laoghaire Rathdown County Development Plan 2016-2022, would not seriously injure the character of the candidate Architectural Conservation Area and would not seriously injure the visual or residential amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board generally accepted the planning authority's analysis in respect of the proposed development and considered that the nature, extent, design and location of the proposed dwelling, as amended by the planning authority by condition, would be acceptable and would not be so injurious to the amenities of the area as to warrant a

refusal of permission. The Board further considered that the loss of trees could be adequately addressed by means of a landscaping condition and considered the design, as amended by the Planning authority, to be acceptable and, therefore, did not seek the changes put forward by the DoAHRGA at appeal stage.

Conditions

1. Standard Plan particulars
2. Condition 2 a and b as per the PA
3. Standard landscaping to be agreed with PA (lanhouse 1 omit a and b)
4. Condition 10 as per the PA
5. Standard external finishes general
6. Works at the proposed vehicular entrance at the public pavement and roadway shall comply with the detailed standards of the planning authority for such works.

Reason: In the interests of traffic and pedestrian safety.

7. Urban Waterdrain
8. Cables
9. Condition 8 as per the PA
10. Construction hours
11. CMP1
12. S.48 Unspecified.

Board Member

Date: April 7th, 2017

Nicholas Mulcahy