



An  
Bord  
Pleanála

**Board Direction**  
**PL 06F.247764**

The submissions on this file and the Inspector's report were considered at a further Board meeting held on 20<sup>th</sup> June 2017.

The Board examined the applicant's response (received by ABP on 8<sup>th</sup> May 2017) to the matters raised by the Board in relation to drainage and visual amenity. The comments from the appellant and the planning authority received on foot of circulation of this response were also considered.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to

- The pattern of existing and permitted development in the area,
- The longstanding nature of the chalet to be demolished and the associated residential use of the chalet,
- The modest scale and low profile nature of the replacement building proposed, and its siting,
- The proposals included in relation to landscaping and tree protection, and also in relation to wastewater treatment

It is considered that, subject to compliance with the conditions set out below, the proposed development would not impinge on the visual or recreational amenities of the area, would not be detrimental to the character of the Howth Special Amenity Area, would be acceptable in terms of protection of trees and views identified in the Development Plan for the area, would not seriously injure the amenities of property in the area, would be acceptable in terms of traffic safety and convenience and would not be prejudicial to public health. 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 was satisfied, having regard to the detailed landscaping and planting proposals submitted, combined with the careful siting and the design of the building – which is modest in scale and low profile in nature – that the replacement of the existing chalet with this structure would not have a detrimental impact on visual amenity or on protected tree stands or on landscape character. Notwithstanding the specific development plan controls on residential density at this sensitive location, the Board agreed with the planning authority, taking into account the particular circumstances pertaining, that the replacement of the existing structure would be acceptable.

### **Conditions**

1. Plan partic (include FI to PA and to ABP)
2. As per PA c.3 (clarity)
3. Landscaping
  - (a) – to be carried out in accordance with submission to ABP (recd 8<sup>th</sup> May 2017)
  - (b) – species for planting scheme to be restricted to native species only – to be agreed by PA in advance of planting.
4. Tree- protection standard
5. Externngen std
6. De-exempt extensions and garden sheds.
7. WWTP – Use Prop TS2 – (FI response date to PA).
8. S48 standard

**Board Member**

**Date:** 20<sup>th</sup> June 2017

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Conall Boland