



An
Bord
Pleanála

Board Direction
PL06D.248460

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 25th 2017.

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 nature and scale of the proposed development as amended by condition,
- the pattern of development in the area,
- tThe Architectural Heritage Protection Guidelines for Planning Authorities, 2004,
- the provisions and objectives of the Dun Laoghaire-Rathdown Development Plan, 2016-2022 including Section 8.2.11.2 (i)- Extensions to Protected Structures
- and Policy AR10 (ii) - Protection of Coastline Heritage

It is considered that the proposed development, subject to compliance with the conditions as set out below would not injure the residential or visual amenities of adjoining properties and would not interfere with the character or setting of the Protected Structure and would therefore, be in accordance with the proper planning and a sustainable development of the area

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the substantive issue of concern to the inspector regarding impact on the Protected Structure was addressed by the omission of the first floor and was satisfied that the proposed development would not negatively affect the character and setting of Beulah House and would therefore be in accordance with the proper planning and sustainable development of the area

Conditions

1. Plans + Particulars.
2. The proposed first floor shall be omitted and the ground floor element shall be finished with a sedum roof. Revised drawings shall be submitted to and agreed in writing with the planning authority prior to commencement of works.

Reason: In the interest of clarity

- 3 Standard Materials and finishes Condition plus materials to new external wall finishes to be rendered in stone or render to match existing.
4. No floodlighting of the proposed tennis court is hereby permitted.

Reason: In the interest of residential amenity.

5 The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:

(a) A plan to scale of not less than 1:500 showing –

(i) The species, variety, number, size and locations of all proposed trees and shrubs [which shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly, hazel, beech or alder] [which shall not include prunus species]

(ii) Details of screen planting [which shall not include cupressocyparis x leylandii]

(iii) Details of roadside/street planting [which shall not include prunus species]

(iv) Hard landscaping works, specifying surfacing materials, furniture [play equipment] and finished levels.

(b) Specifications for mounding, levelling, cultivation and other operations associated with plant and grass establishment

(c) A timescale for implementation [including details of phasing]

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of [five] years from the completion of the development [or until the development is taken in charge by the local authority, whichever is the sooner], 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: In the interest of residential and visual amenity.

6. Standard Conservation Condition. Plus Grade I/II RIAI Accredited Architect to be retained.

Reason: In the interest of good conservation practice.

7 Std Drainage condition

8 The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member

Date: 25.09.17

Paul Hyde