



An
Bord
Pleanála

Board Direction
PL06S.249209

The submissions on this file and the Inspector's report were considered at a Board meeting held on 8th May 2018.

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

Reasons and Considerations

It is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the objectives of the South Dublin County Council Development Plan 2016-2022, and the 'Sustainable Residential Development in Urban Areas' guidelines published by the Department of Environment, Heritage and Local Government, 2009. The proposed development would not seriously injure the existing amenities of the area, would not set an undesirable precedent, 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.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the current condition of the stable block outbuilding justifies its demolition in the context of the overall development hereby permitted, and that this, when combined with the ancillary nature of the outbuilding, means that its loss would not have a serious and detrimental impact on the setting and character of the protected structure.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 20th day of July 2017, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:
Units F2, E1 and E2 (as indicated on revised drawings submitted as further information on 20th July 2017) shall be omitted.

Reason: To protect the amenities of the area and the setting and character of the protected structure

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

Reason: In the interest of visual amenity.

4. Proposals for the reuse of stone and other materials from the stable block outbuilding shall submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of clarity.

5. No full-length windows shall be provided above ground floor level and flat roofs shall not be used for recreational purposes.

Reason: In the interest of residential amenity.

6. Proposals for the support and retention of the existing boundary wall shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interests of protecting the setting and curtilage of the protected structure, and of residential amenity.

7. A revised landscape and boundary treatment plan shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interests of visual amenity.

8. Any removal of vegetation (including trees) from Ballyroan House and its environs shall only take place between the months of August and April.

Reason: To prevent disturbance to nesting birds and in the interest of nature conservation.

9. UrbanWaterdrain

10. UrbanWaste 1

11. SepServices

12. InternRoad 1

13. DishedFootpath

14. Lighting

15. Cables

16. FrontGarden2

17. Naming

18. Open Space Limit

19. NatBat 2

20. Part V 1

21. CDW

22. UrbanManage3

23. CMP1 (to include details of traffic management)

24. Security3

25. S.48 Unspecified

Board Member

Date: 8th May 2018

John Connolly