



An
Bord
Pleanála

Board Direction
BD-000390-18
ABP-300532-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29th May 2018.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Attach condition number 3(a), 3(c), 3(e) and 3(f)

Amend condition number 7

Reasons and Considerations

Having regard to the location of the site within the Nashville Road and Park Architectural Conservation Area; the historic pattern of development in the vicinity of the site, including the access arrangements and boundary treatments of dwellings in the vicinity; and the distinctive character of the area, it is considered that the conditions imposed by the planning authority were warranted in the interests of visual and residential amenity and protection of architectural heritage, and that the inclusion of these conditions was justifiable and reasonable. It was further considered that while the provision of a tree survey and associated studies were not warranted give the current lack of trees with the site, a landscaping plan

incorporating replacement tree planting should be submitted to the Planning Authority for agreement in the interests of visual amenity, and that condition 7 should be amended accordingly.

In not agreeing with the Inspector's recommendation regarding the proposed bay window on the northern elevation (condition 3(c)), the Board considered that the alteration proposed would not be sympathetic to the existing building (in particular the existing roof/ eave detail) and that the proposed extended floor area was not essential for the amenities of the rooms concerned. Given the sensitive site context the condition was considered justified.

Amended Condition 7 – generally as per Inspector.

Board Member:

Date: 30/05/2018

Conall Boland