



An  
Bord  
Pleanála

**Board Direction**  
**BD-001472-18**  
**ABP-301684-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/10/2018.

The Board decided to make a split decision, to

- (1) grant permission, for the following reasons and considerations and subject to the following conditions for the revised access road to be retained and the proposed new entrance gates, stone gate posts and stone entrance walls

### **Reasons and Considerations (1)**

Having regard to the residential zoning of the site set out in the Dun Laoghaire Rathdown County Development Plan 2016-2022 and the planning history of the site, it is considered that the revised access road to be retained and the proposed new entrance gates, stone gate posts and stone entrance walls would be acceptable in terms of visual amenity and in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars lodged on the 3<sup>rd</sup> day of April 2018 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 width of the new vehicular entrance onto Rathmichael Haven shall be a maximum of 3.5metres.

**Reason:** In the interest of pedestrian and traffic safety.

3. The site and building works required to implement the development shall be carried out only between the hours of 0800 to 1800 Monday to Fridays, between 0800 to 1400 hours on Saturdays and not at all on Sundays and Public Holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of adjoining property in the vicinity.

and

- (2) refuse permission for the proposed reduction in the size of the curtilage and site area relating to Shankhill House

generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

## **Reasons and Considerations (2)**

It is considered that the proposed reduction in the size of the curtilage and site area relating to Shankhill House would have a material and adverse impact on the setting and character of the protected structure and would be contrary to the proper planning and sustainable development of the area.

**Board Member:**

**Date:** 30/10/2018

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Paul Hyde