



An
Bord
Pleanála

Board Direction
BD-003128-19
ABP-303501-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/05/2019.

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 design, scale and height of the proposed development at the end of a row of single storey houses on Highfield Park in proximity to the River Slang, it is considered that the proposed development, subject to compliance with the conditions set out below, would not materially contravene the Dún Laoghaire-Rathdown County Development Plan 2016-2022, would be consistent with zoning objective for the site and with the objectives of the development plan, and would not seriously injure the visual amenities of the area or the residential amenities of property in the vicinity. 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 did not agree that the proposed development would be overtly dominant or visually incongruous with the streetscape, which displays a variety of developments of varying styles, scales and heights.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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.

2. Urban Finishes 1

3. Urbanwaterdrain

4. The diversion of the foul sewer shall comply with the requirements of the planning authority, following consultation with Irish Water.

Reason: in the interest of public health.

5. The front boundary to widened entrance to match existing in height and finish.

Reason: In the interest of visual amenity.

6. The footpath in front of the widened entrance shall be dished and strengthened at the applicant's expense to the satisfaction of the planning authority.

Reason: In the interest of orderly development.

7. The proposed driveway/parking area shall not discharge to the sewer but shall be infiltrated locally to the satisfaction of the planning authority. Details in this regard shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of sustainable drainage.

8. Tree protection shall be carried out in accordance with the Arborist's report and Tree Survey submitted to the planning authority on 30th October 2018.

Reason: To protect the trees to be retained on the site.

9. Const hours

Board Member

Date: 24/05/2019

Terry Prendergast