



An
Bord
Pleanála

Board Direction
BD-003839-19
ABP-304394-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/08/2019.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the zoning objective of the site as set out in the Dun Laoghaire Rathdown County Development Plan 2016-2022, the existing pattern of development in the vicinity and the planning history of the site, it is considered that subject to compliance with the conditions set out below, the development to be retained and completed would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would be acceptable in terms of 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, except as may otherwise be required in order to comply with the following conditions

Reason: In the interest of clarity.

2. The 100mm uPVC perforated land drain shown on drawing number 57-09-C01 revision C, as submitted to the Planning Authority on the 18th February, 2019 shall

be relocated outside of, that is to the south east of, the proposed planting area of the 7 no. oak trees, as shown on drawing number 0018-10-18-01- revision a , and the associated surface water drainage layout shall be altered accordingly, to details to be submitted to and agreed in writing with the Planning Authority, within 2 months of the date of this order.

Reason: To avoid interference with the proposed planting, it is considered necessary that this drain is relocated out of the planting area.

3. The landscaping scheme submitted to the planning authority on the 18th day of February, 2019 shall be carried out within the first planting season following this decision. 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 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 visual amenity.

4. Prior to commencement of development, the developer shall retain the professional services of a qualified Landscape Architect as Landscape Consultant throughout the life of the site development works and shall notify the planning authority of that appointment in writing. The developer shall engage the Landscape Consultant to procure, oversee and supervise the landscape contract for the implementation of the permitted landscape proposals. When all landscape works are inspected and completed to the satisfaction of the Landscape Consultant, he/she shall submit a Practical Completion Certificate (PCC) to the planning authority for written agreement, as verification that the approved landscape plans and specification have been fully implemented.

Reason: To ensure full and verifiable implementation of the approved landscape design proposals for the permitted development, to the approved standards and specification.

5. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001 as amended, no further structures or patios shall be erected and no alteration in site levels shall take place within the overall site without the benefit of a separate grant of planning permission.

Reason: To protect the residential amenities of adjoining properties and to allow the Planning Authority to assess the impact of any such development through the statutory planning process.

Board Member

Date: 21/08/2019

Terry Ó Niadh