

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## Dún Laoghaire-Rathdown County

**Planning Register Reference Number: D15A/0537**

An Bord Pleanála Reference Number: PL 06D.245928

**APPEAL** by George O'Connor and Verena Keane care of Killiney Design Associates of Temple Court, Temple Road, Blackrock, County Dublin and by Peter Evans care of Simon Clear and Associates of 3 Terenure Road West, Terenure, Dublin against the decision made on the 1<sup>st</sup> day of December, 2015 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Tanya and Philip Airey care of Brazil Associates Architects of The Studio, Maple Avenue, Stillorgan, County Dublin in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Renovation and extension of existing single storey to front, two-storey house to rear. Works will include a two-storey extension including new balcony to the rear, new single storey extension to front accommodating new study, entrance porch and w.c. together with new window and folding door to kitchen/dining area. Provision of new replacement low pitched roof to entire building together with revised car parking area, pedestrian entrance and single storey store to front and all associated site works at "Tenerife", Glenalua Road, Killiney, County Dublin.

### DECISION

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **REASONS AND CONSIDERATIONS**

Having regard to the nature, design, layout and scale of the proposed development, to the pattern of development in the vicinity, and to the residential zoning objective for the site as set out in the Dún Laoghaire-Rathdown County Development Plan 2016–2022, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area or of property in the vicinity, would not be detrimental to the character of the Killiney Architectural Conservation Area, would be acceptable in terms of traffic safety and convenience, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **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 6<sup>th</sup> day of November, 2015, 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. Prior to commencement of development, details and samples of all proposed external finishes shall be submitted to, and agreed in writing with, the planning authority. Non-reflective glass shall be used on all elevations facing the sea.

**Reason:** In the interest of visual amenity.

3. Prior to commencement of development, proposals for supplementary planting of the south western boundary in the vicinity of the proposed development shall be submitted to, and agreed in writing with, the planning authority, which shall be implemented within the next planting season following completion of construction. Any plants that die, are removed or become seriously damaged or diseased within a period of five years from the completion of 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 the visual amenities of the property to the south west.

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

5. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interests of public safety and residential amenity.

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2016.**