

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

South Dublin County

Planning Register Reference Number: SD16A/0079

An Bord Pleanála Reference Number: PL 06S.246613

APPEAL by Rosemount Properties Limited care of Simon Clear and Associates of 3 Terenure Road West, Terenure, Dublin against the decision made on the 3rd day of May, 2016 by South Dublin County Council to refuse permission to in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Development consisting of modifications to the permitted residential development of 30 number dwellinghouses as granted under planning register reference number SD14A/0280 (An Bord Pleanála reference number PL 06S.244897). The development will provide for a revised layout and change of house type to Units two to 30 to provide two number detached three bedroom houses, 22 number semi-detached three bedroom houses and five number terraced three bedroom houses. The houses are three-storey with a dormer window to the rear, all to the rear of Numbers 643-659 Whitechurch Road Cottages, which are Protected Structures, and to the east of Pearse Brothers Park, Rathfarnham, 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 development permitted under An Bord Pleanála reference number PL 06S.244897, the amendments required by condition number 2 of that permission, and the minor modifications proposed in this application, it is considered that the proposed development would not interfere with, or unduly detract from, the Whitechurch Road and Taylor's Lane Architectural Conservation Area. The proposed development, subject to compliance with the conditions set out below, would not unduly detract from the existing residential amenities of the area 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, 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 the 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 Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission(s) granted on the 29th day of September, 2015 under An Bord Pleanála reference number PL 06S.244897, planning register reference number SD14A/0280, and any agreements entered into thereunder.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission(s).

3. Within four weeks of this permission, the developer shall submit revised drawing(s) providing for 30 residential units on the site which provides for the following amendments:
 - a) Omission of unit number six as indicated on Drawing Number 1302MOD-001 and the incorporation of this area into the public amenity space at this location.
 - b) The omission of semi-detached units numbers two to five and the replacement of these units with the previously permitted units numbers two to six, as indicated on Drawing Number 1302-AI-003 as attached to planning register reference SD14A/0280 and An Bord Pleanála reference number PL 06S.244897.
 - c) Revised numbering scheme for the dwellings to reflect the amendments in this permission.
 - d) Opaque glazing shall be installed and permanently maintained in the rear facing master bedroom windows to houses numbers seven to 16 as indicated on Drawing Number 1302MOD-001.

These details shall be agreed in writing with the planning authority prior to the commencement of any semi-detached units on site.

Reason: In the interest of clarity, orderly development and residential amenity.

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

Dated this day of 2016.