



An  
Bord  
Pleanála

**Board Order**

**PL 06S.247971**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD16A/0387**

**Appeal** by Glendoher and District Residents Association care of Hendrik W van der Kamp of 1 Woodstown Court, Knocklyon, Dublin against the decision made on the 13<sup>th</sup> day of January, 2017 by South Dublin County Council to grant subject to conditions a permission to Homehall Developments Limited care of Brock McClure of 63 York Road, Dun Laoghaire, County Dublin in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Revisions to development permitted under planning register reference number SD11A/0244 and An Bord Pleanála reference number PL06S.241039 on a site at Bolton Hall (a protected structure) to provide for (a) the restoration and extension of the single storey Mill Cottage (circa 21.8 square metres gross floor area in ruins) to provide for one – two storey two bedroom residential unit (circa 89.4 square metres gross floor area), with associated private open space areas (total circa 104 square metres) and two number car parking spaces; (b) revisions to Coach House 1 (permitted House 18), including a single storey ground floor extension (circa 40 square metres gross floor area) within the adjacent walled garden, minor revisions to layout and elevations (total gross floor area circa 279 square metres); with associated revised open space area (now a total of circa 305.9 square metres) and (d) all associated site development, site services and landscape works at Bolton Hall, Ballyboden Road, 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 provisions of the South Dublin County Development Plan 2010-2016, to the pattern of existing development in the area, the planning history of the site and to the design and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would respect the existing character of the area, would not interfere with or be detrimental to the setting and character of the adjoining protected structure. The proposed development 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 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.
  - (a) The proposed development shall be carried out in accordance with the parent planning permission on the overall site at Bolton Hall granted under An Bord Pleanála reference number PL06S.241039, except as required by the conditions thereunder.
  - (b) Details in relation to the conservation of the oratory/folly structure (as documented in the submission received by An Bord Pleanála on the 8<sup>th</sup> day of March, 2017) shall be agreed with the planning authority.

**Reason:** To ensure the proposed development remains consistent and in accordance with the parent permission relating to the overall site, and in the interests of heritage protection.

3. All works to conserve the fabric of the existing building shall be carried out in accordance with best conservation practice and in accordance with the Architectural Heritage Protection Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in 2004, under the professional supervision on site of an Architect or other appropriately qualified person with specialised conservation expertise, to ensure adequate protection of the retained and historic fabric during the works. The conservation specialist shall, prior to commencement of work, submit a work programme to the planning authority for agreement, which shall detail all work to be carried out to the protected structure. The conservation specialist shall certify upon completion that the specified works have been carried out in accordance with good conservation practice.

**Reason:** In order to safeguard the special architectural or historical interest of the building.

4. Prior to commencement of development, details of the materials, colours and textures of all the external finishes to the proposed extension, and details of the existing and proposed render finish to the front façade of the existing dwelling, shall be submitted to, and agreed in writing with, the planning authority. Samples of materials to be used shall be made available on site for inspection by the planning authority.

**Reason:** In order to safeguard the special architectural/historical interest of the building.

5. 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.

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 the 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                      2017**