

## Board Order PL 06D.248968

Planning and Development Acts 2000 to 2017

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D17A/0432

**Appeal** by Peter and Helen Flood care of John O'Neill and Associates of 1 Irishtown Road, Dublin against the decision made on the 6<sup>th</sup> day of July, 2017 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** The construction of a three storey including attic, five bedroom detached house with roof terrace (228.5 square metres) including the provision of a new vehicular entrance from Manor Park in the side garden of the existing house. The proposed site (367.5 square metres) is a subdivision of the existing site (729 square metres) at 1 Manor park, Grange Road, Rathfarnham, Dublin.

## Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 5 and the reason therefor.

## **Reasons and Considerations**

Having regard to the location of the proposed development at the cul-de-sac end of Manor Park, the nature of the proposed design, the established housing and additional natural screening within the estate, and to the established form of development visible from the adjoining Grange Road, it is considered that the proposed development would not have any significant adverse impacts on the visual or residential amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **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.

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

Dated this day of 2017

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