



An
Bord
Pleanála

Board Order
PL 06D.249113

Planning and Development Acts 2000 to 2017

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D17A/0513

Appeal by Florian Mayer of 43 Taney Rise, Dundrum, Dublin and by others against the decision made on the 1st day of August, 2017 by Dun Laoghaire-Rathdown County Council in relation to the application by Duff and Phelps (Ireland) Limited care of McGill Planning Limited of Number 7 Fitzwilliam Street Upper, Dublin for permission for development comprising modifications to permission granted under planning register reference number D13A/0490 (An Bord Pleanála reference number PL 06D.242786) as follows: (1) Revised design (internal and elevations) to permitted A, A1, A2, A3, B, B1, F and F1 house types with the four-bed, detached A/A3 types increased from circa 130 square metres to circa 165 square metres; the four-bed detached A1/A2 types increased from circa 145 square metres/circa 152 square metres to circa 185 square metres/circa 192 square metres respectively; the four-bed, semi-detached B/B1 types increased from circa 133 square metres/circa 144 square metres to circa 148.5 square metres /circa 164 square metres respectively; and the four-bed detached F/F1 types increased from circa 128 square metres to circa 155 square metres. (2) Reduction in the number of permitted units by one with two number Type C units replaced by one number A1 type. (3) The remainder of the development to be carried out in accordance with parent permission granted under planning register reference number D13A/0490 (An Bord Pleanála reference number PL 06D.242786), all on a site of circa 0.71 hectares located at the former Taney

Nurseries and Number 8 Taney Road, Dundrum, Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for revised design (internal and elevations) to permitted A, A1, A2, A3, B, B1, F and F1 house types with the four-bed, detached A/A3 types increased from circa 130 square metres to circa 165 square metres; the four-bed detached A1/A2 types increased from circa 145 square metres/circa 152 square metres to circa 185 square metres/circa 192 square metres respectively; the four-bed, semi-detached B/B1 types increased from circa 133 square metres/circa 144 square metres to circa 148.5 square metres/circa 164 square metres respectively; and the four-bed detached F/F1 types increased from circa 128 square metres to circa 155 square metres and to refuse permission for the reduction in the number of permitted units by one with two number Type C units replaced by one number A1 type).

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations 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.

