



Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D22A/0606.

Appeal by Pauline Cullen care of Armstrong Planning of 12 Clarinda Park North, Dun Laoghaire, County Dublin, against the decision made on the 11th day of October, 2022 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: Development comprising change-of-use of existing detached single-storey vacant farm building to residential use (a detached, single-storey, one-bedroom dwelling) with associated elevational alterations, new fenestration and Velux windows, together with an on-site wastewater treatment system, and all associated site development works at Seaview Farm, Quarry Road, Shankill, 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.

Reasons and Considerations

Having regard to the zoning objective of the area, the design, layout and scale of the proposed development and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenity of the area, would not cause a traffic hazard or be prejudicial to public health. 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. The subject structure shall be used for purposes and functions of the parent agricultural business and shall not be sold, let, or otherwise transferred, save as part of the agricultural business.

Reason: In the interest of clarity.




Stephen Bohan

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

Dated this *16th* day of *November* 2023.