



An  
Bord  
Pleanála

**Board Direction**  
**BD-005017-20**  
**ABP-305216-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/01/2020.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to:

- the zoning objective for the area as set out in the Dun Laoghaire Rathdown County Development Plan 2016-2022
- the Long Term Road Objectives for the future deliverability of the Dublin Eastern Bypass Corridor motorway scheme as identified in Table 2.2.6 of the County Development Plan (2016-2022)
- the impact of the proposed development on the future deliverability of the Dublin Eastern Bypass Corridor motorway scheme
- the Protected Structure status of Hollywood House (RPS Ref. 829)
- the established pattern of development in the area and
- the nature, scale and design of the proposed works

It is considered that subject to the condition outlined below the proposed development would not prejudice the long term road objectives for the delivery of the Dublin Eastern Bypass Corridor motorway scheme; would not seriously injure public safety or the

visual amenities of Hollywood House or the wider 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, and 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. .All repair works to the roadside boundary wall and entrance shall be carried out in accordance with best conservation practice as detailed in the application and the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht in 2011.

**Reason:** To ensure that the integrity of the retained structures is maintained and that the structures are protected from unnecessary damage or loss of fabric.

3. The footpath in front of the proposed vehicular entrance shall be dished and strengthened at the Developers own expense including any moving / adjustment of any water cocks / chamber covers and all to the satisfaction of the appropriate utility company and Planning Authority. With regards to the dishing and strengthening of the footpath the Developer shall contact the Road Maintenance & Control Section of Dun Laoghaire Rathdown County Council to ascertain the required specifications for such works and any required permits.

**Reason:** In the interest of public safety

4. Site development and building works shall be carried only out between the hours of 07.00 to 18.00 Mondays to Fridays inclusive, between 07.00 to 14.00 on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

**Board Member**

**Date:** 23/01/2020

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Michelle Fagan