



Planning and Development Acts 2000 to 2019

Planning Authority: Dun Laoghaire Rathdown County Council

Planning Register Reference Number: D19A/0370

Appeal by Adrienne and Peter Meagher care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin against the decision made on the 25th day of July, 2019, by Dun Laoghaire Rathdown County Council to refuse permission to the said Adrienne and Peter Meagher:

Proposed Development: Permission is sought for development consisting of the following: provision of a new, recessed vehicular entrance in place of the existing vehicular entrance off Mount Anville Road with new curved stone walls, new stone piers and new painted timber gates; re-pointing and repair works to the existing stone boundary wall to Mount Anville Road with provision of new infill section of wall where currently missing; an increase in height to part of stone boundary wall to the road to a maximum dimension of 36 centimetres addition; provision of new pedestrian gate closer to the main house, (one metre wide) and all ancillary and associated works necessary to facilitate this development, all at Hollywood House (Protected Structure), Mount Anville Road, 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:

- (a) the zoning objective for the area as set out in the Dun Laoghaire Rathdown County Development Plan 2016-2022,
- (b) 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 Dun Laoghaire Rathdown County Development Plan 2016-2022,
- (c) the impact of the proposed development on the future deliverability of the Dublin Eastern Bypass Corridor motorway scheme,
- (d) the Protected Structure status of Hollywood House (RPS Ref. 829),
- (e) the established pattern of development in the area, and

- (f) the nature, scale and design of the proposed works,

it is considered that, subject to compliance with the conditions set out 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 the visual amenities of the area or of Hollywood House, would be acceptable in terms of public safety 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, 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. 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 developer's own expense including any moving/adjustment of any water cock/chamber covers to the satisfaction of the appropriate utility company and the planning authority. In relation to the dishing and strengthening of the footpath, the developer shall contact the planning authority 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 0700 to 1800 Mondays to Fridays inclusive, between 0700 to 1400 hours 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.

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

Dated this day of 2020.