



An
Bord
Pleanála

**Board Direction
PL06D 249228**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23rd January 2018.

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 Dun Laoghaire-Rathdown County Development Plan 2016 – 2022, it is considered that the proposed redevelopment of the site to provide a mews dwelling would, subject to conditions, accord with both Zoning Objective “A” and the status of Montpelier Lane as one within which mews dwellings are acceptable in principle. The size and design of this mews dwelling would be appropriate to the site’s position both within the vicinity of the protected structure at No. 33 Montpelier Parade and within the context of the Monkstown ACA. It would meet the standards set out for mews dwellings in Section 8.2.3.4(x) of the Development Plan and therefore would provide a satisfactory standard of amenity to future occupiers. Access and servicing arrangements would be satisfactory. No Appropriate Assessment issues would arise. The proposed mews dwelling would thus be compatible with the visual and residential amenities of the area and it would accord 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, as amended by the

further plans and particulars submitted on the 20th day of July 2017 and by the further plans and particulars received by An Bord Pleanála on the 10th day of October 2017, 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 proposed development shall be amended as follows:

(a) The bin store shall be sited either in the garage or incorporated within the front elevation of the mews dwelling.

(b) The garage shall be redesigned, as appropriate, to facilitate access and egress in the presence of a parked car on the opposite side of Montpelier Parade.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of the amenities of the future occupiers of the mews dwelling and in order to ensure ease of vehicular manoeuvre.

3. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 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.

5. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

6. The mews dwelling shall be used as a single dwelling unit and it shall not be sub-divided in any manner or used as two separate habitable units

Reason: In the interest of clarity.

7. Development described in Classes 1 or 3 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, or any statutory provision modifying or replacing them, shall not be carried out within the curtilage of any of the proposed dwelling houses without a prior grant of planning permission.

Reason: In order to ensure that a reasonable amount of private open space is provided for the benefit of the occupants of the proposed dwellings.

8. **Standard ABP Development Contribution condition.**

Notes

- (i) Water supply and foul drainage arrangements shall be undertaken in accordance with the requirements of Irish Water.
- (ii) The developer's attention is drawn to Section 34(13) of the Planning and Development Act, 2000 – 2017, which states that "A person shall not be

entitled solely by reason of a permission under this section to carry out any development.”

Board Member

Date: 23/01/2018

Terry O’Niadh