



**An
Bord
Pleanála**

**Board Direction
BD-009720-22
ABP-311224-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/01/2022.

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 recent planning history of the site and area, to the pattern of existing development in the area, to the alternative location for the proposed gates submitted with the appeal documentation on 25th August 2021 and to Policy SIC 4 and Policy RES9 of the Dún Laoghaire-Rathdown County Council Development Plan 2016-2022 which provide for a safer and more suitable living environment for elderly and vulnerable people and support for the concept of independent and or assisted living for older people, the Board was satisfied that the proposed development was in accordance with zoning provisions for the area and the relevant objectives of the Dún Laoghaire-Rathdown County Council Development Plan 2016-2022 and the Blackrock Local Area Plan 2015-2021. Furthermore, the Board considered that proposed development would not seriously injure the visual and residential amenities of the 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 amended by further details submitted to the Board on the 25th day of August, 2021, 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 security gate shall be relocated to the alternative location indicated in the map entitled 'Alternative position of gates (red arrow)' in the appeal documentation. Revised plans and particulars showing compliance with this requirement shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development.

Reason: In the interest of orderly development.

Note 1: The Board did not consider that the proposed development materially contravened the objectives of the Dún Laoghaire-Rathdown County Council Development Plan 2016-2022 and the Blackrock Local Area Plan 2015-2021. The Board noted in particular that Objectives DS13, DS16, RP2 and RP3 are to be delivered in conjunction with the redevelopment at Dunardagh Lands which is not being proposed as part of the proposed development. The Board also considered that the alternative position of the proposed gates that was submitted by the applicant at the appeal stage (dated 25th August 2021) would ensure that there was no material contravention of DS14 as the revised location would allow the original entrance gates and piers to be relocated to provide a new entrance to Rockfield Park in accordance with the stated objective. The revised location would also ensure that

there was no contravention of ST5 of the Dún Laoghaire-Rathdown County Council Development Plan 2016-2022 and RP1 of the Blackrock Local Area Plan 2015-2021 to secure the development of high-quality walking and cycling network across the County and to enhance existing pedestrian and cycle access to the park.

Note: In deciding to omit the Inspector's recommendation to include a condition to limit the permission for a period of 5 years, the Board did not consider that this was necessary as any relevant requirements regarding accessibility and permeability in accordance with the provisions of the Dun Laoghaire Rathdown County Council Development Plan 2016-2022 and the Blackrock Local Area Plan 2015-2021, could be addressed in any future proposals in the event that the Dunardagh lands are redeveloped in the future.

Board Member



Maria FitzGerald

Date: 04/01/2022

