



An
Bord
Pleanála

Board Direction
BD-012366-23
ABP-312908-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/06/2023.

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 provisions of the Dún Laoghaire-Rathdown County Development Plan 2022 and specific objective 128 for the Blackrock Hospital and Clinic, the design, nature and extent of the proposed development and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of traffic safety and convenience and would provide for an improved pedestrian and cyclist environment. 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 as amended by further plans and particulars submitted on the 11th day of January 2022 and by the further plans and particulars received by An Bord Pleanála on the 2nd day of March 2022, 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 development 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.

- a. The proposed entrance including footpaths and kerbs shall comply with the details standards of the planning authority for such road works.
- b. Footpaths shall be dished at the road junction in accordance with the requirements of the planning authority.
- c. The proposed pedestrian island delineated on drawing number 21010-PLA-003 Rev. P6 received by An Bord Pleanala on the 2nd day of March, 2022, shall be omitted.

Reason: In the interest of amenity and of traffic and pedestrian safety.

3. The existing vehicular entrance shall cease to be used on commissioning of the new entrance and the works to the site boundary and footpaths shall be completed to the written satisfaction of the planning authority within three months of the date of the commissioning of the relocated entrance.

Reason: In the interest of traffic and pedestrian safety.

4. The landscaping scheme shown on drawing number 21010-PLA-007 Rev. P3 received by planning authority on the 11th day of January, 2022, shall be carried out within the first planting season following substantial completion of construction works. All planting works shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of visual amenity.

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 hours of working, noise management measures and off-site disposal of construction/demolition waste.

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

6. Site development and building works shall be carried out only between the hours of 0800 to 1900 hours Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sunday 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 amenities of property in the vicinity.

Board Member

Eamonn James Kelly

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Date: 07/06/2023

