



An
Bord
Pleanála

Board Direction
BD-011649-23
ABP-312975-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/01/2023.

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 established nursing home use on the site on lands zoned A in the current Dun Laoghaire Rathdown County Development Plan 2022-2028, the nature and extent of the proposed extensions and the pattern of development in the vicinity it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the residential amenities of adjoining property, the visual amenities of the area, would not detract from the character of the adjoining Foxrock Architectural Conservation Area and Protected Structures and would be acceptable in terms of traffic and pedestrian safety. 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 the further plans and particulars submitted to the planning authority on the 11th day of January, 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 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 service access from Claremont Road shall be carried out and completed in accordance with the details and particulars on drawing no. 20185-RAU-02.1002 received by the planning authority on the 11th day of January 2022.

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

3. Prior to commencement of development the developer shall submit to the planning authority for written agreement measures to be implemented to limit the use of the 5 no. surface parking spaces to be accessed from Claremont Road to nursing home staff, only, and prohibiting their use by visitors to the nursing home.

Reason: In the interest of clarity and traffic safety.

4. Prior to commencement of development an amended Mobility Management Plan for the extended Nursing Home shall be submitted to the planning authority for written agreement.

Reason: In the interest of encouraging the use of sustainable modes of transport.

5. Details of materials, colours, and textures of the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

6. The landscaping scheme (Drawing No. LP-01-AI) and planting plan (Drawing No. PP-01-A) submitted to the planning authority on the 11th day of January 2022 shall be carried out within the first planting season following substantial completion of external construction works. The developer shall retain the services of an Arboricultural Consultant throughout the life of the site development works to ensure the protection of all trees shown for retention.

All planting 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.

7. The recommendations of the Bat Survey report received by the planning authority on the 11th day of January, 2022, shall be carried out on the site to the written satisfaction of the planning authority

Reason: To ensure the protection of the natural heritage on the site.

8. The construction of the development shall be managed in accordance with a finalised Construction and Environmental 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 measures to prevent and mitigate the spillage or deposit of debris, soil or other material on the adjoining public road network, noise management measures and off-site disposal of construction/demolition waste.

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

9. The site and building works required to implement the development shall be carried out only between the hours of 0700 to 1900 Monday to Fridays, 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 adjoining property in the vicinity.

10. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground.

Reason: In the interest of visual amenity.

11. Water supply and drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

12. The developer shall enter into water and/or wastewater connection agreement(s) with Irish Water prior to commencement of development.

Reason: In the interest of public health.

13. Lighting within the development shall be provided in accordance with a scheme, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Lighting within the proposed development shall be directed and cowled such as to reduce as far as possible the light scatter to adjacent properties and the public road.

Reason: In the interests of amenity and public safety.

14. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

15. The developer shall pay to the planning authority a financial contribution in respect of 'the extension of Luas Line B1 – Sandyford to Cherrywood' in accordance with the terms of the Supplementary Development Contribution Scheme made by the planning authority under section 49 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the

matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Supplementary Development Contribution Scheme made under section 49 of the Act be applied to the permission.

Board Member


Michelle Fagan

Date: 17/01/2023

Note: The Board did not agree with the recommended condition of the Inspector to permit the layout of the service access from Claremont Road, as set out in the submission dated 3rd June 2021, and considered that, given the anticipated vehicular movements restricted to staff parking and emergency/service vehicles would be low, the access details contained in the response to the further information request submitted on the 11th January 2022, would be adequate and appropriate.