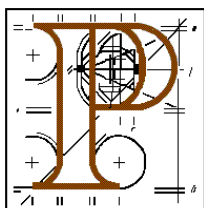


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## AMENDMENT OF BOARD ORDER

Dún Laoghaire-Rathdown County

**Planning Register Reference Number: D15A/0405**

An Bord Pleanála Reference Number: 06D.245456

**DEVELOPMENT CONCERNED:** Development consisting of 114 number dwellings located within the grounds of Herbert Hill (a protected structure) comprising of (i) 105 number apartments in a building ranging in height from five to eight stories consisting of 31 number 1 bedroom units, 67 number two bedroom units and seven number three bedroom units, including balconies or terraces, and solar panels on the roof; (ii) three number one bedroom apartments and three number two bedroom apartments arranged in a terrace of three storey duplex blocks, including balconies/terraces (six number dwellings in total) including solar panels on the roof; (iii) conversion of existing Herbert Hill House to two number two bedroom two storey houses by modifications to the interior including the removal of single storey ancillary accommodation to the house and replacement with a single storey extension of approximately 10 square metres to the side of one house, extending a new roof to link with the retained outbuildings; alterations to internal layouts including installation of new bathrooms and kitchens; comprehensive repair and refurbishment throughout; installation of fire compartmentation; repair/replacement of all windows; removal/repair of external render, national slate roof, rainwater goods; replacement of polycarbonate sheeting to veranda with glass; replacement of all services, installation of flues and vents; full redecoration; all associated conservation and site works; (iv) conversion of existing outbuildings and stores to provide general storage, bicycle parking and bin storage, including reinstatement of derelict lean-to roof to existing covered area; repair/replacement of all windows/doors; replacement of all services; (v) internal and external modifications to the existing Gate Lodge including the provision of a single storey extension of approximately 16 square

metres to provide a single storey one number bedroom dwelling (circa 59 square metres in total); alterations to internal layouts including installation of new bathrooms and kitchens; reconstruction of single storey return of approximately 6 square metres, comprehensive repair and refurbishment throughout; repair/replacement of all windows; removal/repair of external render, natural slate roof, rainwater goods; replacement of all services, installation of flues and vents; full redecoration; all associated conservation and site works; (vi) site development and landscape works, including a sub-station and switch room (circa 25 square metres); provision of bin stores, the relocation of an existing hexagonal glasshouse, relocation and re-use of garden walls, the demolition of glasshouse (25 square metres), the widening of the entrance to 9.1 metres to allow for footpaths and carriageway involving the removal of existing piers, gates and wheel guards, the lowering of a length of wall to Sandyford Road to provide sightlines, and the provision of new stone splay walls and piers; (vii) vehicular access is provided via the existing access to Herbert Hill off Sandyford Road which is to be widened to 9.1 metres, car parking on site is provided within a basement under the apartment building (105 number spaces) and on surface spaces at a variety of locations within the site (22 number spaces); 131 number bicycle parking spaces; all on a site of approximately 1.07 hectares within the grounds of Herbert Hill (a protected structure), Sandyford Road, Dundrum, Dublin:

**WHEREAS** the Board made a decision to grant permission, subject to conditions, in relation to the above-mentioned development by order dated the 25<sup>th</sup> day of January, 2016:

**AND WHEREAS** it has come to the attention of the Board that a clerical error in relation to condition number 19 arose. Condition number 19 required the developer to pay to the planning authority a financial contribution in respect of 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, and clearly does not apply in this instance, it should not, accordingly, have been included as a condition in the said grant of permission:

**AND WHEREAS** the Board decided that it is appropriate to amend its Order in order to correct the clerical error that has arisen:

**AND WHEREAS** the Board considered that the amendment of the Board Order would not result in a material alteration of the terms of the development, the subject of the decision:

**AND WHERAS** having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from any person who had made submissions or observations to the Board in relation to that permission:

**NOW THEREFORE** in accordance with section 146A(1) of the Planning and Development Act 2000, as inserted by section 30 of the Planning and Development (Strategic Infrastructure) Act 2006, the Board hereby amends the above-mentioned decision by the removal of condition number 19 and the reason therefor of the said Board Order:

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**Member of An Board Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this                      day of                      2016.**