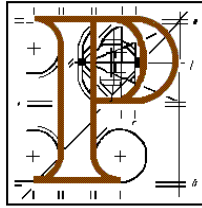


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dun Laoghaire-Rathdown County

Planning Register Reference Number: D15A/0368

An Bord Pleanála Reference Number: PL 06D.245540

APPEAL by Sorrento Heights Management Limited care of DK Planning and Architecture of 71 Carysfort Avenue, Blackrock, County Dublin and by Vico Rock Property Management Limited care of Justin O'Callaghan of Meeting Hall, 73 George's Avenue, Blackrock, County Dublin against the decision made on the 28th day of August, 2015 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to James Delaney care of Pierce Fitzpatrick of 32 Wolverton Glen, Dalkey, County Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention of the sub-division of the the first and second floor of apartment number 20 into two separate apartments, all at Apartment number 20, Skyview House, Vico Rock, Sorrento Road, Dalkey, County Dublin.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the location of the development proposed to be retained in an area for which the zoning objective is “to protect and/or improve residential amenity” in the Dun Laoghaire-Rathdown County Development Plan 2010 – 2016, to the pattern of development in the area and to the existing residential use of the site, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would be acceptable in terms of traffic safety and convenience, would not seriously injure the residential amenity of the area and would otherwise be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be retained 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 10th day of August 2015 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 within three months from the date of this order and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The two apartments on first and second floor the subject of this application shall each be used as a single dwelling unit only.

Reason: In the interest of residential amenity.

3. Within three months of the date of this order, the applicant shall mark out on site the two car parking spaces shown on drawing number 156042/10 submitted to the planning authority on the 10th day of August, 2015.

Reason: To ensure adequate parking provision in accordance with Development Plan standards.

4. 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.

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

Dated this day of 2016.