

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 3481/15

An Bord Pleanála Reference Number: PL 29S.245750

APPEAL by Alistair and Denise Welsh care of Connery Murray of 2 Neilstown Cottages, Ninth Lock Road, Clondalkin, Dublin against the decision made on the 16th day of October, 2015 by Dublin City Council to grant subject to conditions a permission to Mount Herbert Limited trading as Sandymount Hotel care of RKD Architects of 59 Northumberland Road, Ballsbridge, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: 1. Demolition of a single-storey extension to the rear of the Sandymount Hotel currently containing two number bedrooms. 2. Construction of a new extension containing two number bedrooms and fire escape stairs at ground, first and second level (six number in total). 3. Construction of a new recessed extension at penthouse level containing four number bedrooms and link to new fire escape stairs. 4. Existing seven number bedrooms at penthouse level to be refurbished and modified to become nine number bedrooms including modifications to existing window layout, all at the Sandymount Hotel, Herbert Road, 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 land use zoning objective for the site, as set out in the Dublin City Development Plan 2016-2022, the pattern of existing development on the site and in the vicinity, and the nature and scale of the revised design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of property in the vicinity and would not detract from the visual amenity of the area. 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 received by An Bord Pleanála on the 11th day of December, 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 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. Prior to commencement of development, all trees, groups of trees, hedging and shrubs which are to be retained shall be enclosed within appropriate protective fencing. In the event of any damage to trees suitable replacement trees shall be provided within the following planting season.

Reason: To protect trees and planting during the construction period in the interest of residential amenity.

3. The external finishes of the proposed extension including roof finish shall be the same as those of the existing development in respect of colour and texture.

Reason: In the interest of visual amenity.

4. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Full details of the connection to the public sewerage system shall be submitted to the planning authority for written agreement prior to commencement of development.

Reason: In the interest of public health and to ensure a proper standard of development.

5. All service cables associated with the proposed development (such as electrical, television, telephone and lighting cables) shall be run underground within the site.

Reason: In the interest of orderly development and the visual amenities of the area.

6. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, 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 property in the vicinity.

7. 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.