

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

South Dublin County

Planning Register Reference Number: SD15A/0373

An Bord Pleanála Reference Number: PL 06S.246298

APPEAL by Neville Caffrey and others care of Molloy and Associates of 45 Nutley Avenue, Ballsbridge, Dublin against the decision made on the 16th day of February, 2016 by South Dublin Council to grant subject to conditions a permission to Ballymore Residential Limited care of Kieran Rush Consult Limited of 24 Templeville Road, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Development consisting of children's playground, associated landscaping and infrastructure at College Square, Off Wainsfort Manor Drive, 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 site within an existing open space area that has benefit of passive surveillance from nearby dwellings, and having regard to the planning history of the site and adjoining lands, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenity of the area, would not adversely affect the established character of the area and would be acceptable in terms of traffic safety and convenience. 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, 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 out in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Prior to the commencement of development, details of the following shall be submitted to, and agreed in writing with, the planning authority:
 - (a) final site layout plan for the playground which shall clearly identify specific areas for the age groups to be served,
 - (b) the surface treatment for the playground, and
 - (c) the boundary treatments for the site, including the provision of an appropriately sized/designed pedestrian entrance gate.

Reason: In the interest of orderly development and the proper planning and sustainable development of the area.

3. All trees within and on the boundaries of the site shall be retained and maintained, and the landscaping plan required pursuant to condition number 3 of the planning permission granted under An Bord Pleanála appeal reference number PL06S.244120 shall be implemented within the first planting season following the commencement of works on the site.

Reason: In the interest of visual amenity.

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

Dated this day of 2016.