

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dún Laoghaire-Rathdown County**

**Planning Register Reference Number: D16A/0011**

An Bord Pleanála Reference Number: PL 06D.246367

**APPEAL** by Frederick and Lydia Gilligan and others of 3 Weavers Place, Blackrock, County Dublin against the decision made on the 4<sup>th</sup> day of March, 2016 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Moran Park Homebuilders Limited care of McGrane and Partners Architects of Paradigm House, Dundrum Office Park, Dundrum, Dublin in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Relocation of double gates previously granted planning permission under planning register reference number D06A/1135 and D13A/0502 along with the erection of railings and selected planting along the boundary to Saint Ita's House, a protected structure and 1-3 Weavers Place, Blackrock, 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 nature and scale of the proposed development, incorporating the relocation of gates and the construction of railings to serve an existing house, to the existing service entrance at this location, the planning history of the site including the grant of permission under planning register reference number D16A/0098 and the conditions thereto, and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed works would not seriously injure the visual or residential amenities of the area or of property in the vicinity, would not intensify traffic, and would not seriously detract from the character or setting of a protected structure. 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 in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. High quality railings and ashlar stone shall be used, appropriate to a protected structure. Concrete and render shall not be used. Details, including samples of the materials and design, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**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.**