

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D16A/0216

An Bord Pleanála Reference Number: PL 06D.247095

APPEAL by Norah Ambrose and others care of 71 Castledawson, Rock Road, Sion Hill, Blackrock, County Dublin against the decision made on the 19th day of July, 2016 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Blackrock Clinic Limited care of McGill Planning Limited of 1st Floor, 7 Fitzwilliam Street Upper, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Development of enabling works to the existing car park associated with the Adult Education Centre to include the following: demolition of an existing outbuilding (circa 67 square metres); reconfiguration of existing car park and provision of 18 number additional car parking spaces; partial replacement of existing steps with a new external platform lift at the entrance to the Adult Education Centre, new motorised gate to the south of the site leading to Mount Merrion Avenue and all associated site development lighting, soft and hard landscaping and boundary treatments works at a site of circa 0.22 hectares on lands at Saint Catherine's College Campus, Blackrock, County Dublin, as amended by the further public notice received by the planning authority on the 22nd day of June, 2016. The site abuts the Adult Education Centre to the west.

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 provisions of the current Dun Laoghaire-Rathdown County Development Plan, to the pattern of development in the vicinity, and having regard to the nature, form and limited scale 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 or visual amenities of the area, would be acceptable in terms of pedestrian and traffic safety, and would not be premature pending future development proposals for the overall landholding of which the site forms a part. 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 submitted on the 22nd day of June 2016, 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. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

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

3. The site and building works required to implement the development shall be carried out only between the hours of 0800 to 1800 Monday to Fridays, 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 amenities of adjoining residential occupiers.

4. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures, construction-related car parking (which shall not utilise existing residential roads), and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and residential amenity.

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

Dated this day of 2016.