

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

## Fingal County

**Planning Register Reference Number: FW16A/0102**

An Bord Pleanála Reference Number: PL 06F.247298

**APPEAL** by Chapelizod Old Village Association care of Anne Fagan of Weir View, Martin's Row, Chapelizod, Dublin against the decision made on the 30<sup>th</sup> day of August, 2016 by Fingal County Council to grant subject to conditions a permission to Dun Ardagh Holdings Limited care of Brady Shipman Martin of Block B, Canal House, Canal Road, Dublin in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Creation of a new vehicular entrance, driveway and parking area with associated site works and landscaping to serve Knockmaroon House (formerly Knockmaroon Lodge), together with traffic calming and pedestrian crossing facilities on Knockmaroon Hill uphill of the proposed entrance, and including removal of the stone pier under the existing concrete bridge structure, all at Knockmaroon House (formerly Knockmaroon Lodge), Knockmaroon Hill, Castleknock, Dublin. Permission to remove the concrete bridge has already been granted under planning register reference number FW14A/0072. Glenmaroon House (incorporating Knockmaroon House) is a Protected Structure.

## 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 scale, form and detailed design of the proposed development, which includes provision of substantial traffic calming measures on Knockmaroon Hill and a modest number of car parking spaces, it is considered that, subject to compliance with the conditions set out below, the proposed development would not detract from the amenity of the Protected Structure or the Liffey Valley Strategic Amenity Area Order in which it is located or give rise to traffic hazard. 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. (i) The proposed entrance and parking area for four to five cars shall be used solely in conjunction with Knockmaroon Lodge and its immediate curtilage as outlined on the application drawings and shall not be used for any other purpose.

- (ii) The extent of the driveway and parking area shall not exceed the area indicated on drawing number 352 received by the planning authority on the 13<sup>th</sup> day of July 2016.

**Reason:** In the interest of traffic safety and to protect the extent and nature of the terraces of the Protected Structure.

- 3. Prior to commencement of development, the developer shall submit to and agree in writing with the planning authority, details of:

- (i) External finishes to include brick finish to retaining wall, details of the colour palette of the plaster piers and of all external features including signage, intercoms and post boxes for entrance gates, finish of the walls to the new steps and greened surface of parking area.

- (ii) The methodology for the design and specification of the temporary stabilisation works and for the permanent measures to conserve and repair the brick wall and garden rooms.

- (iii) The methodology and specification for works to make good the boundary wall to Glenmaroon House.

No works for the construction of the proposed gates, driveway and parking area shall be carried out until the permanent stabilisation of the arches of the garden rooms and retaining wall has been completed to the satisfaction of the planning authority.

**Reason:** In the interest of clarity and to protect the nature of the terraces of the Protected Structure.

- 4. All works to the protected structure, shall be carried out under the supervision of a qualified professional with specialised conservation expertise.

**Reason:** To secure the authentic preservation of this protected structure and to ensure that the proposed works are carried out in accordance with best conservation practice.

5. (i) Prior to commencement of development, the developer shall lodge with the planning authority a bond of an insurance company, a cash deposit, or other security to secure the protection of the trees on site and to make good any damage caused during the construction period, coupled with an agreement empowering the planning authority to apply such security or part thereof to secure the protection of the trees on site and to make good any damage caused during the construction period. The security to be lodged shall be as follows-
- (a) an approved insurance company bond in the sum of €10,000 (ten thousand euro), or
  - (b) a cash sum of €10,000 (ten thousand euro) to be applied by the planning authority at its absolute discretion if such services are not provided to its satisfaction, or
  - (c) such other security as may be accepted in writing by the planning authority.
- (ii) Prior to commencement of development, the developer shall submit to and agree in writing with the planning authority, details of the measures to protect trees on site, including the Deodar Cedar (*Cedrus deodora*), Tag no. 2848, tree works and replacement planting. All works on trees shall conform to BS3998: 2010 Tree Works – Recommendations.

A suitably qualified arborist/landscape professional shall be engaged for the duration of construction to monitor site development works.

**Reason:** To protect trees during the course of the development and the character of the terraces of the Protected Structure.

6. Prior to commencement of development, the developer shall submit to and agree in writing with the planning authority, details of:
- (i) The proposed traffic calming measures and crossing points.
  - (ii) The reinstated area between the public road and Glenmaroon House.

- (iii) The relocation of all underground and overhead services and poles.

The construction of the proposed entrance shall not commence prior to the removal of the bridge and abutment as authorised under appeal reference number PL 06F.243784.

**Reason:** In the interest of traffic safety.

- 7. Prior to commencement of development, the developer shall submit to and agree in writing with the planning authority, a detailed construction methodology which shall include the following:
  - (a) Means to manage surface water run-off from the site and the risk of water pollution, and
  - (b) Means to manage traffic on the regional road during the period of construction works.

**Reason:** In the interest of nature conservation.

- 8. Water supply and drainage arrangements for the site, including the disposal of surface and soiled water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of environmental protection and public health.

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

**Dated this            day of            2017.**