

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

South Dublin County

Planning Register Reference Number: SD16A/0007

An Bord Pleanála Reference Number: PL 06S.247472

APPEAL by Rathfarnham Ford care of David Mulcahy Planning Consultants Limited of 67 The Old Mill Race, Athgarvan, County Kildare and by Glendoher and District Residents Association care of Hendrick W van der Kamp of 1 Woodstown Court, Knocklyon, Dublin against the decision made on the 29th day of September, 2016 by South Dublin County Council to grant subject to conditions a permission to the said Rathfarnham Ford in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Development consisting of alterations and extensions to existing part single-storey/part two-storey building located on the north and west boundaries of the site containing showroom area, parts stores and toilet area and service areas number 1, number 2, number 3 and office area at ground floor and office areas and staff rooms on the first floor, to include: (1) demolition of sections of the existing building which contains (a) parts stores and toilet area (single-storey) and (b) service area number 3 (single-storey), both located on the north elevation of the building to create additional parking area and a hard standing area for vehicle washing and (c) a two-storey annex containing offices and staff room located on the south elevation of the building; (2) construction of a single-storey extension to the north elevation providing new entrance lobby to the showroom area with a 2.4 square metres sign over the entrance and a single-storey extension on the south elevation providing plant room; (3) the provision of three number vehicular entrances with roller shutter doors in existing opes into service area 2 from the new parking area and a 5.88 square metres sign and one number window to the showroom area and one number window to service area 2, and

the blocking up of one number ope in service area 1 and one number ope in service area 2, all on the north elevation. The provision of four number windows to the showroom area and a 5.85 square metres sign and two number windows to service area 1 and the blocking up of one number vehicular ope in service area 2, all on the south elevation and the provision of three number wc's off the showroom area; (4) the extending/provision of new cladding to match the existing cladding to the north elevation and south elevation; (5) the provision of one number gate and screen wall to the north side and one number gate and screen wall to the south side of the building to divide and secure restricted areas from public accessible areas, and (6) the provision of a 24 square metres free-standing double-sided sign located within the site adjacent to the front boundary and all ancillary development works at Rathfarnham Ford, Whitechurch Road, Rathfarnham, 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 and existing use of the site, the pattern of development and the character of the area, the nature and modest scale of the development proposed, the zoning of the area whereby service garage and motor sales outlets are open for consideration, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the character and amenities 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 submitted on the 23rd day of June, 2016 and the 2nd day of September, 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. The landscaping scheme shown on the Landscape Masterplan drawing number 1, as submitted to the planning authority on the 2nd day of September, 2016 shall be carried out within the first planting season following completion of external construction works.

The existing concrete plinth under the fence shall be removed and the fence shall be supported by posts only. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

3. The proposed six metres high freestanding signage located along the eastern boundary shall be omitted.

Reason: In the interests of visual and residential amenity.

4. Parking for the development shall be provided as indicated on the Proposed Floor Plan drawing number RF/15/02 submitted with the planning application and the Landscape Masterplan drawing number 1 submitted to the planning authority on the 2nd day of September 2016, and spaces shall be clearly marked out accordingly.

Reason: To ensure a satisfactory parking layout in the interest of pedestrian and traffic safety and of visual amenity.

5. The proposed signage attached to the building structure shall not be internally illuminated.

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

6. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no advertisement signs (including any signs installed to be visible through the windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the buildings or within the curtilage of the site, unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

7. 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.

Reason: In the interest of public health.

8. Site development and building works shall be carried out only between the hours of 0800 to 1900 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.

9. The developer shall pay to the planning authority a financial contribution of €1,721.25 (one thousand, seven hundred and twenty one euro and twenty five cent) 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. The application of any indexation required by this condition 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.

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 2017.