



An
Bord
Pleanála

Board Order

PL 06D.248263

Planning and Development Acts 2000 to 2017

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D17A/0005

Appeal by Dan and Rosamond Morrissey care of IMG Planning Limited of 75 Fitzwilliam Lane, Dublin and by Sorcha O'Doherty of 36 Hyde Park Avenue, Blackrock, County Dublin against the decision made on the 1st day of March, 2017 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Lisa Murray care of Cantrell and Crowley Architects of Priory, Stillorgan Road, Blackrock, County Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Demolition of the existing one storey three bedroom detached dwelling (147 square metres). The subdivision of the site to provide one number two storey five bedroom detached dwelling (347 square metres) to front of site and one number two storey over basement detached dwelling (462 square metres) to the rear of site. The development also includes the enhancement of the existing site entrance on Avoca Avenue and the provision of a vehicular driveway accessed from the existing site entrance to run along the west boundary to give access to both dwellings, vehicular gates, associated site works and services at Ferndale, Avoca Avenue, 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 residential zoning objective and pattern of development in the area and to the design, nature and 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 visual or residential amenities of the area, nor would it adversely affect the character or setting of the adjacent protected structure 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 proposed 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. Details of the materials, colours and textures of all external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of the visual amenities of the area.

3. The window at first floor level on the northern elevation of House Number 2 serving the en-suite bathroom, shall be fitted with obscure glazing and maintained as such permanently.

Reason: In the interest of residential amenity.

4. Site development and building works shall be carried out only between the hours of 0700 to 1800 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.

5. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

Reason: To ensure adequate servicing of the development, and to prevent pollution.

6. 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, off-site disposal of construction/demolition waste and a construction stage traffic management plan.

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

7. Tree/hedgerow protection measures shall be implemented during construction on site to ensure preservation of all trees and hedgerow boundaries to be retained on site. The details of such shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of orderly development.

