



Planning and Development Acts 2000 to 2017

Amendment of Board Order

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D17A/0071

Development Concerned: The proposed development relates to Block A only and is as follows: A new seventh floor level, setback from the south-east elevation, to accommodate: two number two-bed and two number three-bed units (+four units); alterations to all previously permitted floors (ground to sixth floor level) so as now to accommodate 17 number one-bed units, 68 number two-bed units and two number three-bed units (+three units); the modifications and additional units proposed result in an increase of seven number units overall to the previously permitted scheme (overall 91 number units now proposed in Block A in a building ranging in height from five to eight storey's consisting of a total of: 17 number one-bed units, 70 number two-bed units and four number three-bed units, including balconies or terraces, and solar panels on the roof); alterations at basement level of Block A to include minor changes to the footprint and internal layout to accommodate 91 car parking spaces (an increase of five number car parking spaces), 91 bicycle parking spaces (an increase of five number bicycle parking spaces) and ancillary accommodation; external elevational changes to Block A arising from the revisions noted above. The permitted elements of the development which are not amended by this proposal are: (i) conversion of existing Herbert Hill house into two number two-bedroom two-storey houses by modifications to the interior including the removal of single storey ancillary accommodation to the house and replacement with a single storey extension of

approximately 10 square metres to the side of one house, extending a new roof to link with the retained outbuildings; alterations to internal layouts including installation of new bathrooms and kitchens; comprehensive repair and refurbishment throughout; installation of fire compartmentation; repair/replacement of all windows; removal/repair of external render, natural slate roof, rainwater goods; replacement of polycarbonate sheeting to veranda with glass; replacement of all services, installation of flues and vents; full redecoration; all associated conservation and site works; (ii) conversion of existing outbuildings and stores to provide general storage, bicycle parking and bin storage, including reinstatement of derelict lean-to roof to existing covered area; repair/replacement of all windows/doors; replacement of all services; (iii) internal and external modifications to the existing Gate Lodge including the provision of a single storey extension of approximately 16 square metres to provide a single storey one bedroom dwelling (circa 59 square metres in total); alterations to internal layouts including installation of new bathrooms and kitchens; reconstruction of single storey return of approximately six square metres, comprehensive repair and refurbishment throughout; repair/replacement of all windows; removal/repair of external render, natural slate roof, rainwater goods, replacement of all services, installation of flues and vents; full redecoration; all associated conservation and site works; (iv) site development and landscape works, including a substation and switch room (circa 25 square metres); provision of bin stores, relocation and re-use of garden walls, the refurbishment and relocation of existing gazebo, the demolition of glasshouse (25 square metres), the widening of the entrance to 9.1 metres to allow for footpaths and carriageway involving the removal of existing piers, gates and wheel guards, the lowering of a length of wall to provide sightlines, and the provision of new stone splay walls and piers; (v) vehicular access is provided via the existing access to Herbert Hill off Sandyford Road which is to be widened to 9.1 metres; all on a site of approximately 1.07 hectares within the grounds of Herbert Hill (a protected structure), Sandyford Road, Dundrum, Dublin. This application relates to amendments to the residential development permitted on site under planning register reference number D15A/0405/An Bord Pleanála appeal reference number PL 06D.245456.

WHEREAS the Board made a decision to grant permission, subject to conditions, in relation to the above-mentioned development by order dated the 19th day of September, 2017:

AND WHEREAS it has come to the attention of the Board that a clerical error had occurred whereby condition number 6 had been appended in error. Condition number 6 required the developer to pay to the planning authority a financial contribution in respect of the extension of Luas Line B1 – Sandyford to Cherrywood in accordance with the terms of the Supplementary Development Contribution Scheme made by the planning authority under section 49 of the Planning and Development Act 2000, as amended:

AND WHEREAS the Board considered that the correction of the above-mentioned error would not result in a material alteration of the terms of the development, the subject of the permission:

AND WHEREAS having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from any person who had made submissions or observations to the Board in relation to the permission, the subject of this amendment:

