



An
Bord
Pleanála

Board Order

PL 29N.248828

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2687/17

Appeal by Blend Residents' Association care of 2 May Cottages, Off Nelson Street, Dublin against the decision made on the 6th day of June, 2017 by Dublin City Council to grant subject to conditions a permission to Stuart Ramke care of Horan Rainsford Architects of 36 Main Street, Blackrock, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: (a) The construction of a two number own-door apartments in a three storey building (one number three-bedroom and one number two-bedroom unit), with private balconies to front and rear elevations; (b) a communal garden at ground level, shared with existing residential units of the main house; six number cycle-parking spaces; one number car parking space; refuse stores and apartment store rooms, all located at ground level and (c) all associated site works at Blessington Place (to the rear of 24/25 Blessington Street), 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 of the subject site in proximity to the city centre of Dublin, to the provisions of the Dublin City Development Plan 2016 – 2022, which seek to promote increased residential densities and infill of vacant or underutilised sites, and to the existing pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not conflict with the overall policies of the Development Plan, would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of pedestrian and traffic safety, and would not be injurious to the character of nearby protected structures. 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 the 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 proposed development shall be amended as follows: -
- (a) The first floor balcony area to the rear of the development shall incorporate 1.8 metre high opaque glass panelling around its entire perimeter.
 - (b) The roof area on the western side of the development above the first floor shall be screened and shall be only accessible for maintenance purposes.
 - (c) The fenestration on the western elevation to the second floor landing and bathroom shall be entirely in obscure glazing and shall not be openable below 1.7 metres above the finished floor level.
 - (d) The upper floor balustrades on the front elevation at both first and second floor level shall be replaced with opaque glazing, not less than 1.5 metres in height.
 - (e) The proposed pedestrian and vehicular entrance gates shall be finished in timber on their external (front) faces.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of protecting the residential amenities of adjoining property, and of visual amenity.

3. Details of all external finishes to the apartments shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

4. 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.

5. Development described in Classes 1 or 3 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, or any statutory provision modifying or replacing them, shall not be carried out within the curtilage of the development without a prior grant of planning permission.

Reason: In order to ensure that a reasonable amount of private open space is provided for the benefit of the occupants of the proposed development and adjoining apartments.

6. Notwithstanding the provisions of the Planning and Development Regulations, 2001, or any statutory provision amending or replacing them, no additional development, other than that shown on submitted drawings, shall take place at roof level, including any roof mounted plant, telecommunication aerials, antennas or equipment, unless authorised by a prior grant of planning permission.

Reason: To protect the visual amenities of the area, and to permit the planning authority to assess any such development through the statutory planning process.

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

8. The developer shall pay to the planning authority a financial contribution 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 the 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. Details of the application of the terms of the Scheme 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 the proper application of the terms of the Scheme.

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.

