



An
Bord
Pleanála

**Board Order
PL 06D.248975**

Planning and Development Acts 2000 to 2017

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D17A/0436

Appeal by Aileen Corbett of 11 Monkstown Road, Monkstown, County Dublin against the decision made on the 7th day of July, 2017 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Brendan and Mary McCormack care of Kieran O'Malley and Company Limited of Saint Heliers, Saint Heliers Copse, Stillorgan Park, Blackrock, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: (i) The demolition of a workshop and the construction of a two storey three bedroom mews type dwelling (132.2 square metres), (ii) widen existing vehicular access at Monkstown Road and erect sliding gate and (iii) set back replacement boundary wall to Monkstown Road and ancillary site development works at rear of number 4 Montpelier Place, Monkstown, County Dublin. The site is within the Montpelier Place Architectural Conservation Area (ACA).

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 provisions of the current Dún Laoghaire-Rathdown County Development Plan 2016-2022, to the pattern of development in the area and to the nature, form, scale and design 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 residential or visual amenities of the area 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. The proposed development shall be amended as follows:

- (a) the proposed entrance shall be located centrally on the road frontage and shall be at least 3.5 metres in width,
- (b) the sliding gate shall be manually operated with no automatic gate to be installed,
- (c) the front boundary wall shall be no more than 1.1 metre in height for at least a distance of 1 metre each side of the vehicular entrance, and
- (d) the footpath in front of the proposed vehicular entrance shall be dished in accordance with the requirements of the planning authority and at the developer's own expense.

A full set of 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 traffic safety.

3. 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 and off-site disposal of construction/demolition waste.

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

4. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0900 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 and services.

Reason: In the interest of public health.

6. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

