

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

**Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D17A/0580**

An Bord Pleanála Reference Number: ABP-300107-17

**Appeal** by Grange Close Management Company care of O'Neill Town Planning of Oakdene, Howth Road, Howth, County Dublin against the decision made on the 9<sup>th</sup> day of October, 2017 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Amgen Technology (Ireland) care of Henry J. Lyons Architects of 51-54 Pearse Street, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Development at existing manufacturing facility comprising an extension to provide new single storey main entrance (45 square metres) at ground floor of production module 1 building; two storey staircase from ground to first floor together with link corridor (170 square metres) to rear of existing personnel support facility building; staff changing area extension (126 square metres) at first floor of production module 2 building; alteration and extension (1,330 square metres) of existing internal mezzanine of production module 1 building to provide for office/laboratory and other ancillary use; alterations to elevations including new cladding, glazing, visual and solar screening and roof lights and demolition of existing projecting staircase on south elevation together with associated alterations to existing hard and soft landscape areas. The development will include the removal of some existing temporary 'cabin' office accommodation, all at Pottery Road, Dun Laoghaire, County Dublin. The application consists of a variation to a previously permitted development of an activity for which a license under Part IV on the Environmental Protection Agency Act 1992 is required and will be notified to the Environmental Protection Agency.

## **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 E zoning pertaining to the appeal site as provided for in the Dún Laoghaire-Rathdown County Development Plan 2016-2022, the objective of which is to provide for economic development and employment, to the design of the development and the specific mitigation measures proposed to prevent overlooking including louvred screens, opaque glazing and enhanced landscaping, 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. 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 18<sup>th</sup> day of September, 2017, 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. 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.

3. Details of the materials, colours and textures of all the external finishes to the revised elevations shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

4. The site and building works required to implement the development shall be carried out only between the hours of 0800 to 1800 Monday to Fridays, 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 adjoining property in the vicinity.

5. 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 measures to prevent and mitigate the spillage or deposit of debris, soil or other material on the adjoining public road network, noise management measures and off-site disposal of construction/demolition waste.

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

6. The landscaping scheme shown on drawing number 300, as submitted to the planning authority on the 18<sup>th</sup> day of September, 2017 shall be carried out within the first planting season following substantial completion of external construction works. 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.

7. 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 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

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2018.**