



Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 3998/17

Appeal by Insignia Investments Limited of Unit F6, Nutgrove Office Park, Dublin against the decision made on the 27th day of November, 2017 by Dublin City Council to grant subject to conditions permission to Eugene McQuillan care of Collins Maher Martin Architects of Dodder Park Road, Rathfarnham, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Construction of two new plastered concrete piers with wrought iron gates and all associated site and landscaping works at Riversdale, Riversdale Avenue, 75 Bushy Park Road, Terenure, 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 inclusion of Riversdale House, which is included on the record of protected structures, to which 'Riversdale' is attached and, to the configuration of the existing historic driveway, to the original ornate cast iron entrance gates and piers and to the design and materials for the proposed entrance gates and piers, it is considered that, subject to compliance with the conditions set out below, the proposed development would not sever or interfere with the integrity, context, character or visual amenities of Riversdale, a protected structure, and would 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 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 site development and building works shall be carried out only between the hours of 0800 and 1900 from Mondays to Fridays inclusive, between 0800 and 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.

3. The vehicular entrance shall not have outward opening gates.

Reason: In the interests of traffic safety and orderly development.

Stephen Bohan

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

Dated this day of 2018.