



---

**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D18A/0069.**

**Appeal** by Red Block Construction Limited care of Future Analytics Consulting Limited of 23 Fitzwilliam Square (South), Dublin against the decision made on the 2<sup>nd</sup> day of May, 2018 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

**Proposed Development:** Alterations and extension to existing single storey dwelling to provide a four-bedroom dwelling in two storeys with attic accommodation. Works will include the demolition of the rear section of the existing property, raising of roof level at the front portion with the construction of a single storey entrance hall, the erection of a two-storey extension to the rear with attic accommodation, new vehicular entrance and all associated site works at Dal Riada Lodge, Grove Avenue, Stillorgan, Blackrock, County 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**

The proposed development comprises an amended house on a site which has an established residential use and is zoned for residential development in the Dún Laoghaire-Rathdown County Development Plan 2016-2022. It is considered that, subject to compliance with the conditions set out below, the proposed development would not endanger public safety by reason of traffic hazard, would not seriously injure the amenities of nearby residential properties, and would comply with the provisions of the County Development Plan. The proposed development would, therefore, be in accordance and 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 5<sup>th</sup> day of April, 2018, 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. Traffic calming works to the public road (Grove Avenue) shall be carried out, at the developer's entire expense. These works shall involve an increased footpath width, and "sleeping policeman" type ramps, together with relocation of an existing lamp-post outside "Judeville", generally as indicated on drawings submitted to An Bord Pleanála as part of the appeal on the 29<sup>th</sup> day of May, 2018, so as to achieve a design speed along Grove Avenue of 30 kilometres per hour to details to be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The works, as agreed, shall be carried out to standards to enable those works to be taken in charge by the local authority. The works in question shall be carried out, under licence by the local authority, and shall be completed, to the written satisfaction of the planning authority, prior to the carrying out of any construction works on the proposed development.

**Reason:** In the interest of traffic and pedestrian safety, and as the existing sightlines at the location of the proposed access would be substandard in the absence of the carrying out of these works.

3. Two number car parking spaces shall be provided within the site. The location and layout of these spaces shall be submitted to, and agreed in writing with the planning authority prior to commencement of development.

**Reason:** To ensure adequate off-street parking provision is available to serve the proposed development.

4. The existing front boundary fence shall be retained except to the extent that its removal is necessary to provide for the shared pedestrian/vehicular entrance to the site. This entrance shall have a maximum width of three metres. Prior to commencement of development, plans and particulars providing for the foregoing shall be submitted to, and agreed in writing with, the planning authority.

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

5. 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.

**Reason:** To ensure adequate servicing of the development, and to prevent pollution.

6. Details of the materials, colours and textures of all the external finishes to the proposed dwelling shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The roof shall be blue black or slate grey in colour only, including ridge tiles.

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

7. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 and 1400 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.

---

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

**Dated this            day of            2018.**