



Planning and Development Acts 2000 to 2018

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D17A/0898.

Appeal by Carol Scott and Others of 4 Seaview Park, Shankill, County Dublin and by Marcus Wren care of Diarmuid Ó Gráda of 16 Louvain, Roebuck Road, Dublin against the decision made on the 20th day of June, 2018 by Dún Laoghaire-Rathdown County Council in relation to the application by The Health Service Executive care of MCOH Architects of Old Church, Church Street, Portlaoise, County Laois for permission for development comprising a canopy structure to cover existing ambulance parking/charging bays, a proposed ambulance wash bay and ancillary site works at Loughlinstown Ambulance Base, Dublin Road, Shankill, Loughlinstown, Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for development comprising a canopy structure to cover existing ambulance parking/charging bays and to refuse permission for development comprising a proposed ambulance wash bay and ancillary site works).

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 nature and scale of the proposed development, the pattern of development in the area, and the planning history and existing use of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and 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 25th day of May, 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. 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 and to ensure a proper standard of development.

3. Prior to commencement of development, details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to and agreed in writing with the planning authority.

Reason: In the interest of the visual amenities of the area.

4. The ambulance wash unit shall only be used between 0800 hours and 1800 hours, Monday to Saturday, and between 1000 hours and 1800 hours on Sunday.

Reason: In the interest of the residential amenity of property in the vicinity.

5. During the operational phase of the proposed development, the noise level arising from the development, as measured at the nearest dwelling, shall not exceed 55 dB(A) rated sound level (that is, corrected sound level for a tonal or impulsive component) during the period 0800 to 1800 hours Monday to Saturday inclusive, and shall not exceed 45 dB(A) at any other time. Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To protect the residential amenities of property in the vicinity of the site.

6. Any additional lighting used within the site curtilage shall be directed and cowled so as not to interfere with adjoining residential properties.

Reason: In the interest of residential amenity.

Stephen Bohan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.