



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 2834/18

Appeal by Kevin Hackett of 60 Rathdown Road, Dublin against the decision made on the 18th day of June, 2018 by Dublin City Council to grant subject to conditions a permission to Grangegorman Development Agency care of RPS Group Limited of West Pier Business Campus, Dún Laoghaire, County Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Works comprising removal of existing one-way left turn slip lane to Grangegorman Upper; realignment of the T-junction with Rathdown Road/Grangegorman Lower; new raised pedestrian shared surface on Grangegorman Lower with two number uncontrolled pedestrian crossings; one number pedestrian crossing on Rathdown Road and associated new road surface treatment and road marking. The development also includes removal of existing parking areas within the junction and creation of a new public plaza with set down area for mobility impaired vehicles, bicycle parking spaces and all associated landscape and site works (including surface treatment, bollards, lighting and feature trees). All development shall take place within a total area of circa 3,516 square metres and is located adjacent to the existing Grangegorman boundary wall (a Protected Structure). Grangegorman Upper

and Rathdown Road/Grangegorman Lower junction, public roadway, footpaths and car parking areas, 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 nature of the development, the pattern of development in the vicinity and proposals for other development in the immediate area, and the overall enhancement of the public realm which the proposed development seeks to achieve and attain, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the amenities of the area or of property in the vicinity 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 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. 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 and prior to the commencement of development, the applicant shall liaise with the drainage department of the planning authority in relation to any specific requirements to be carried out and undertaken.

Reason: In the interest of public health.

3. The road and other surfaces, other measures including the provision of shared surfaces, bicycle parking, pedestrian crossing, paving and kerbs, and all associated landscaping, shall be in accordance with the detailed standards of the planning authority for such works.

Reason: In the interest of amenity and of traffic and pedestrian safety.

4. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, 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 property in the vicinity.

5. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006.

Reason: In the interest of sustainable waste management.

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

Dated this day of 2018.