



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 3547/18

Appeal by Landsdowne and District Residents' Association care of McCutcheon Halley of Kreston House, Arran Quay, Arran Court, Dublin against the decision made on the 28th day of November, 2018 by Dublin City Council to grant subject to conditions a permission to The John Scottus Education Trust care of McGovern Surveyors of 85 Merrion Square, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Change of use from office to educational with proposed set down area to the rear of the property. This property is listed on the Record of Protected Structures (Ref. Number 5923). All at 60 Northumberland Road, 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 location of the site and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed change of use would be acceptable within the subject premises and would be acceptable in terms of its impact on the character of the protected structure, 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, as amended by the further plans and particulars submitted on the 1st day of November, 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. This permission authorises a change of use from office to educational use only. Notwithstanding the details submitted, the permission does not authorise any works within the subject site, for example, signage, bicycle shelters, artificial playing surface to the rear or any works to the protected structure.

Reason: In the interest of clarity.

3. The developer shall liaise with Dublin City Council with regard to implementation of measures outlined in the School Travel Plan and with regard to management of pedestrian and cycle movement to and from the school building.

Reason: In the interest of residential amenity.

4. The proposed school shall not operate outside the period of 0800 hours to 1900 hours Mondays to Fridays inclusive and shall not operate on Saturdays, Sundays or public holidays.

Reason: In the interest of residential amenity.

Chris McGarry

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

Dated this day of 2019.