



Planning and Development Acts 2000 to 2019

Planning Authority: Dun Laoghaire Rathdown County Council

Planning Register Reference Number: D19A/0020

Appeal by Conor Molloy of Quarry Lodge, Quarry Road, Rathmichael, Dublin against the decision made on the 29th day of April, 2019 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Kalidone Developments Limited care of NDBA Architects of 52 Pembroke Road, Ballsbridge, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of development as constructed including: block boundary walls along Quarry Road and garden areas of El Dorado and House A, vehicular access to El Dorado and House A, garage structures to Houses A, B and C, location and fenestration and external finishes of Houses A, B and C together with all associated landscaping and site works at El Dorado, Quarry Road, Rathmichael, Shankill, 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

Having regard to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 and to the nature and scale of the development to be retained, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the residential or visual amenities of the area. The development to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted to the planning authority on the 2nd day of April, 2019, 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. Save for amendments granted on foot of this permission, the development shall otherwise be completed in strict accordance with the terms and conditions of the permission granted under planning register reference number D07A/1788, save as may be required by other conditions attached thereto.

Reason: In the interest of the proper planning and sustainable development of the area.

3. Within three months of the date of this Order, the paladin fence along the northern boundary of the site shall be replaced by a 2,200-millimetre high wall in render finish.

Reason: In the interests of visual and residential amenity.

4. Within three months of the date of this Order, the developer shall submit for the written agreement of the planning authority, drawings and details indicating the following: A revised detailed drawing showing the 'Pedestrian crossing incorporating textile paving' at the vehicular entrance to the residential development, that was shown on drawing 'Hard Landscape Detail – Drawing Number: 08-125-03, dated April, 2008, for planning register reference number D07A/1788.

Reason: In the interest of pedestrian safety.

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

Dated this day of 2019.