



Planning and Development Acts 2000 to 2019

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D19A/0258

Appeal by Brian and Tonia Clarke of 4 Ullardmor, Ardeevin Road, Dalkey, County Dublin against the decision made on the 18th day of December 2019 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Emma McDonnell and Aidan Byrne care of Hassett Ducatez Architects of 33-34 Vicar Street, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Demolition of single storey conservatory. New flat roofed eaves dormer window to existing pitched roof at front. New roof light in existing pitched roof at rear. New 1.8 metre high vehicular entrance gate to existing vehicular entrance. New vehicular entrance with gates at the upper level. New external stairs in existing ground floor courtyard accessing upper first floor garden level. Reduction of ground level for level access upper level car parking space. Single storey extension at the upper level with spilt level flat roofs behind parapet complete with capped chimney stack. Single storey 2.6 square metre ground floor extension. Replacement of existing windows and doors together with associated site works at Laragh Mews, Ullardmor, Off Ardeevin Road, Dalkey, 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 zoning provisions for the site as set out in the Dún Laoghaire-Rathdown County Development Plan 2016-2022 and to the design, character and layout of the development proposed, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area or of property in the vicinity, and would be acceptable in terms of pedestrian and traffic safety. 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 particular received by the planning authority on the 26th day of November 2019, and by the further plans and particulars received by An Bord Pleanála on the 10th day of February 2020 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. 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 prior to commencement of development.

Reason: In the interest of visual amenity.

3. 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.

4. Site development and building works shall be carried out only between the hours of 0800 to 1800 hours Mondays to Fridays inclusive, between 0800 hours 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 amenities of property in the vicinity.

5. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures, traffic management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

Michelle Fagan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this day of 2020