



An
Bord
Pleanála

Board Order
ABP-309450-21

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2396/20

Appeal by Ballymun House Limited care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin against the decision made on the 19th day of January, 2021 by Dublin City Council to grant subject to conditions a permission to Aiden O'Hora care of Noonan Moran Architecture of 139 Baggot Street Lower, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Alterations and extension of the existing Medical Centre at ground level, to include the demolition of existing single storey stores and outbuildings, a single storey extension to the rear comprising six new consultation rooms, kitchen, staff and ancillary facilities. A new staff entrance onto the adjacent laneway, together with internal alterations to existing ground floor to include larger waiting area, reception and office space, all at 72 Willow Park Crescent, Glasnevin, 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 “Z3” (Neighbourhood Centre) land use zoning which applies the subject site, which has the objective “to provide for and improve neighbourhood facilities” as set out in the Dublin City Development Plan 2016-2022, the location of the subject site within an established neighbourhood centre, the existing medical centre use on the site and the nature and scale of the development proposed, which comprises the extension of an established use, 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. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

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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 14th day of December, 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. The proposed development shall be amended as follows:
 - (a) the removal of the frost frittering from the windows of the front façade,
 - (b) the proposed signage shall comprise of individually mounted, stainless steel letter no more than 400 millimetres in height, and
 - (c) any illumination of the pin mounted "Willow Park Medical Centre" sign shall be by rear illumination of the individual letters.

Revised drawings showing compliance with these requirements 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. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

Reason: To ensure adequate servicing of the development and to prevent pollution.

4. 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 and off-site disposal of construction/demolition waste.

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

5. Site development and building works shall be carried out only between the hours of 0700 to 1800 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.

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

DR. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

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

Dated this 5th day of October 2021.