

An
Bord
Pleanála

Board Order
ABP-310162-21

Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D20A/0780

Appeal by John Ross of 7 Highthorn Woods, Glenageary, County Dublin and by Iain Bennett and Others care of Diarmuid Ó Gráda of 16 Louvain, Roebuck road, Dublin against the decision made on the 16th day of April, 2021 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Ardeeshal Lodge Limited care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: (i) Provision of one number roof level photovoltaic solar panel to front elevation; and (ii) alterations to condition number 6 of planning register reference number 66/90 to allow the use of the premises as a Class 9a (for the provision of residential accommodation and care to people in need of care (but not the use of a house for that purpose)) use as per the Planning and Development Regulations 2001, as amended, to facilitate the increase in the variety of care provided on the premises at 25 Glenageary Road Upper, Glenageary, County Dublin. The proposed development was revised by further public notices received by the planning authority on the 22nd day of March, 2021.

AMS6

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 the zoning of the site for residential purposes, to the location of the site in an established residential area, to the established use on the site, and to the nature, form, scale and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area 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.

CMG

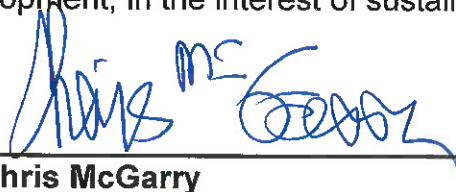
Conditions

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 received by the planning authority on the 22nd day of March 2021, 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.

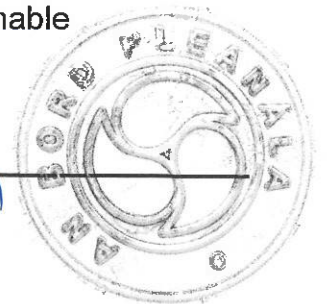
2. A total of 12 number bicycle parking spaces shall be provided within the site. 10 long stay spaces, under cover and which shall be lockable, and two visitor cycle 'Sheffield' stand parking spaces shall be provided. Details of the layout and location of these spaces shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure that adequate bicycle parking provision is available to serve the proposed development, in the interest of sustainable transportation.



Chris McGarry

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



Dated this 16th day of September 2021.