

An
Bord
Pleanála

Board Order
ABP-310526-21

Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D21A/0252

Appeal by Auk van der Werff care of Studio DSQ Architects of The Warehouse, 12 Richmond Row, Portobello, Dublin against the decision made on the 21st day of May, 2021 by Dún Laoghaire-Rathdown County Council to refuse outline permission to Auk van der Werff for the proposed development.

Proposed Development: Outline permission for development. The development consists of: (a) change of use of existing four-storey structure from use as a restaurant and public house to a new mixed-use development to provide: (i) retail unit at ground and lower ground floor level; (ii) two number two-bedroom apartments at first and second floor level, two number two-bedroom duplex apartments from lower ground floor to second floor level and one number studio apartment at ground floor level; (b) extension at second floor level to provide additional 89 square metres floor area with residential use; (c) extension at first floor level to provide additional nine square metres floor area with residential use; (d) all associated external alterations to roof profile and external elevations along Stoneview Place; and (e) all associated internal alterations, all at McLoughlins Bar, 73 Georges Street Upper, Dún Laoghaire, County Dublin.

Decision

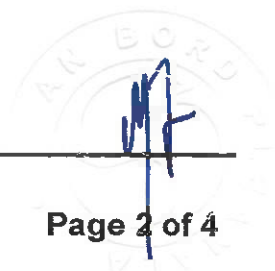
GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

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 MTC zoning provisions for the site, as set out in the current Dún Laoghaire-Rathdown County Development Plan, the objective for which is to protect, provide for and/or improve major town centre facilities, it is considered that, subject to compliance with the conditions set out below, the principle of the proposed development would be acceptable, would be in accordance with the zoning objectives for the area, would not adversely impact on the residential and visual amenities of property in the vicinity, would not detract from the character and special interest of the Architectural Conservation Area of which it forms part and would generally 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. This outline permission relates solely to the principle of the development on this site and it shall not be construed as giving consent to the plans and particulars lodged with the application, as amended by the further plans and particulars received by An Bord Pleanála on the 14th day of June, 2021.

Reason: In the interest of clarity.

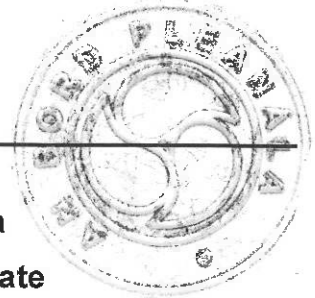
2. Plans and particular to be lodged for permission consequent on this grant of outline permission shall include:
 - (a) design proposals which have regard to the design and character of the building environment in the vicinity;
 - (b) any extension at first and second floor levels shall not exceed the extent of the extensions shown on Drawing Number PL.009 received by An Bord Pleanála on the 14th day of June, 2021;
 - (c) the arch window at first floor level in the north-eastern (rear) elevation shall be removed; and

- (d) a schedule of accommodation showing compliance with the requirements, as set out in the "Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities" issued by the Department of Housing, Local Government and Heritage in December 2020.

Reason: In the interest of clarity and to define the subject matter for consideration at permission consequent stage.


Michelle Fagan

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



Dated this 9th day of December 2021.