



An
Bord
Pleanála

Board Order
ABP-311224-21

Planning and Development Acts 2000 to 2021

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D21A/0525

Appeal by Dunardagh Holdings CLG care of Cathal O'Neill and Associates of 33 Pembroke Road, Dublin against the decision made on the 29th day of July, 2021 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: The construction of a new entrance gateway at the entrance consisting of two number 2.1 metres high granite clad piers, each with the words "Daughters of Charity" engraved thereon, a pair of 1.8 metre high, automated, painted, steel gates to vehicular entrance circa 5.4 metres wide; a 1.8 metre high single painted steel pedestrian gate and a matching painted steel railings over a granite clad plinth wall, all with ancillary controls. The gateway will be across the existing entrance drive, inside the boundary with the adjoining property, Saint Theresa's House (also a Protected Structure), at Saint Catherine's Provincial House, Dunardagh, Blackrock, County Dublin (a Protected Structure - accessed off Temple Hill).

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 recent planning history of the site and the area, to the pattern of existing development in the area, to the alternative location for the proposed gates submitted with the appeal documentation on the 25th day of August, 2021 and to Policy SIC4 and Policy RES9 of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 which provide for a safer and more suitable living environment for elderly and vulnerable people and support for the concept of independent and/or assisted living for older people, the Board was satisfied that the proposed development would be in accordance with the zoning provisions for the area and the relevant objectives of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 and the Blackrock Local Area Plan 2015-2021. Furthermore, the Board considered that the proposed development would not seriously injure the visual and residential amenities of the area and 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 details submitted to An Bord Pleanála on the 25th day of August, 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. The proposed security gate shall be relocated to the alternative location indicated in the map entitled 'Alternative position of gates (red arrow)' in the appeal documentation. Revised plans and particulars showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of orderly development.

DR. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 5th day of Jan. 2022.

