

An
Bord
Pleanála

Board Order ABP-311552-21

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 3866/20

Appeal by Cherryfield Avenue Upper Residents Association care of Armstrong Planning of 12 Clarinda Park North, Dun Laoghaire, County Dublin against the decision made on the 7th day of September, 2021 by Dublin City Council to grant subject to conditions a permission to Sandford Living Limited care of Thornton O'Connor Town Planning of 1 Kilmacud Road Upper, Dundrum, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of 83.7 square metres of the 'red brick link building' (single storey over basement) which forms part of the Jesuit Community Buildings and the construction of a new 2.4-metre-high boundary wall across the site from east to west. The proposed works to the red brick link building include the following: the demolition of a three number bay section of façade and a section of roof; the removal of a section of the internal floor area and provision of new internal stairs; the removal of the existing 'means of escape' external stairs from the roof; and the construction of a new gable wall and parapet over roof to match existing, a new external 'means of escape' stairs from roof level and a new security fence to the 'means of escape' stairs. The development will also consist of hard and soft landscaping, and all other associated site works (internally and externally) above and below ground, all at 0.054-hectare site at Milltown Park, Sandford Road, Dublin.

fvm

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.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in design, form and scale and would not seriously injure the residential or visual 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.

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 13th 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.

PM

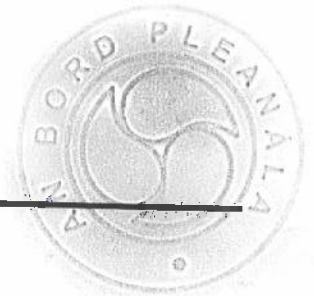
2. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.



Peter Mullan

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



Dated this *10th* day of *February*, 2023.