



An
Bord
Pleanála

Board Order
ABP-311634-21

Planning and Development Acts 2000 to 2021

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D21A/0517

Appeal by Castlepark School care of McCauley Daye O'Connell Architects of 11 Merrion Square, Dublin and by Castlelands Residents' Association care of BPS Planning Consultants of 23 Saval Park Road, Dalkey, County Dublin against the decision made on the 15th day of September, 2021 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to the said Castlepark School in accordance with plans and particulars lodged with the said Council.

Proposed Development: The construction of new vehicular and pedestrian gates and modifications to the existing roads, footpaths and kerbs to the access road from Castlepark Road and to the access from Castlelands to Castle Park School and to increase the height of the stone boundary wall delineating Castle Park School from the residential development to the west of the school from 1.8 metres to 2.4 metres and associated site works, all at Castle Park School, Castlepark Road, Dalkey, County Dublin (a Protected Structure), as revised by the further public notices received by the planning authority on the 19th day of August, 2021.

pm

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 and the planning history pertaining to the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable at this location 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 plans and particulars submitted on the 19th 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. (a) The access at Castlelands (gate number 2) shall be used as a pedestrian/cyclist and emergency vehicular access only. This access shall be for the benefit of Castle Park School and the permitted residential development on the adjoining site to the west (ABP-306421-20).
- (b) The developer shall agree final design details of the proposed access gate at Castlelands (gate number 2), including pedestrian/cyclist access arrangements in writing with the planning authority prior to the commencement of development.

Reason: In the interest of clarity and to ensure a satisfactory standard of development.

3. 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 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.



Peter Mullan

Member of An Bord Pleanála

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



Dated this 15th day of March 2023.