

An  
Bord  
Pleanála

## Board Order ABP-312286-21

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D21A/0869**

**Appeal** by Better Value Unlimited Company of 46-50 South George's Steet, Dublin against the decision made on the 29<sup>th</sup> day of November, 2021 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

**Proposed Development:** The development will consist of an extension and refurbishment of the existing two-storey building to provide circa 400 square metres of retail floor space at ground floor (including ancillary off-licence and café) with storage and ancillary facilities to be located at first floor level. Development works include: (a) demolition of the existing single storey extension to the side and existing lean-to structure to the rear (total area of 80.4 square metres), (b) construction of a new single storey flat roof extension to the front, two storey extension to the side and a single/two storey extension to the rear (total area of new floor space 573.4 square metres), (c) provision of outdoor seating area at ground floor and a new outdoor terraced seating area with retractable canopy at first floor level, (d) modification of existing two-storey building (exterior and interior), (e) new shop signage and all other associated site layout alterations and site service works; all at 14/15 Monkstown Crescent, Monkstown, Blackrock, County Dublin.

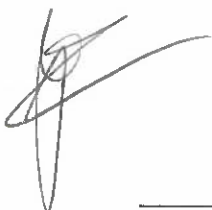
## Decision

**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.**

## Reasons and Considerations

Having regard to the 'NC' zoning objective pertaining to the site which is "to protect, provide for and-or improve mixed-use neighbourhood centre facilities," it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in principle and would be in accordance with the criteria stipulated under Section 7.5.4.1 Policy Objective RET7:

Neighbourhood Centres, Section 7.6.1.1 Policy Objective RET9: Assessment of Retail Proposals and Section 11.4.2.1 Policy Objective HER13: Architectural Conservation Areas as set out in the Dún Laoghaire-Rathdown County Development plan 2022-2028, would not seriously injure the viability and mix of uses in the area, would not seriously injure the visual or residential amenities of the area or the amenities of property in the vicinity, would not adversely affect the character of the Architectural Conservation Area or of the neighbouring Protected Structures and would 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. 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 to An Bord Pleanála on the 20<sup>th</sup> day of December, 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 construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of all intended construction practice for the development, including measures for protection of existing development and boundary walls, construction traffic routing and management, construction parking, materials storage, site compound, noise management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interests of public safety and residential amenity.

3. The rear yard of the building shall not be accessible to the public.

**Reason:** In the interest of residential amenity.

4. Details of all external signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of the amenities of the area.

5. No external security shutters shall be erected on any of the commercial premises unless authorised by a further grant of planning permission. Details of all internal shutters shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

6. No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment, unless authorised by a further grant of planning permission.

**Reason:** To protect the residential amenities of property in the vicinity and the visual amenities of the area.

7. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 hours 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.

8. Details of the materials, colours and textures of all the external finishes to the proposed development, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.



9. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

10. The developer shall enter into water supply and wastewater connection agreements with Uisce Éireann, prior to commencement of development.

**Reason:** In the interest of public health.

11. Prior to commencement of development, details of paving and external lighting shall be submitted to, and agreed in writing with, the planning authority.

**Reason:** In the interests of amenity and public safety.

12. A plan containing details for the management of waste, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.


**Reason:** To provide for the appropriate management of waste, especially recyclable materials, in the interest of protecting the environment.

13. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site. In this regard, ducting shall be provided to facilitate the provision of broadband infrastructure within the proposed development.

**Reason:** In the interest of orderly development and the visual amenities of the area.

14. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



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**Joe Boland**

**Member of An Bord Pleanála**

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

Dated this 11<sup>TH</sup> day of July 2023.