



Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD21A/0202

Appeal by Matt Barnes of Coolamber, Stocking Lane, Ballyboden, Dublin against the decision made on the 11th day of April, 2022 by South Dublin County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: The setback, widening and relocation of a site entrance northwards along the public road, allowing for improved sight lines and its repositioning, reordering and construction; a new pedestrian entrance; demolition of small shed/garage structure; filling-in of an existing swimming pool; demolition of a portion of the west flanking courtyard wall to re-establish a historic courtyard entrance (as seen on Historic six inch (1837 - 1842), Historic 25 inch (1888 - 1913) maps); and for construction of 11 residential units located surrounding Rookwood House (a Protected Structure) on its associated grounds, made up of Section 1: "The Gate Lodge" consisting of Unit Number 1, [1.5-storey two-bed, four-person detached dwelling (83.50 square metres)]; Section 2: "Mews Houses" consisting of Units Number 2, Number 3 and Number 4, [two-storey three-bed, four-person terraced dwellings (105.10 square metres)] and Unit Number 5 [two-storey, three-bed, six-person detached dwelling (138.00 square metres)] and Section 3: "Woodland Houses" consisting of Units Number 6 and Number 9 [2.5-storey,

four-bed, six-person detached dwellings (152.00 square metres)], Units Number 7 and Number 10 [2.5-storey, four-bed, six-person semi-detached dwellings (152.00 square metres)] and Units Number 8 and Number 11 [2.5-storey, three-bed, six-person semi-detached dwellings (125.90 square metres)] and maintaining the existing Rookwood House (a Protected Structure) as a residential house, as is; 22 car parking spaces, new pedestrian footpaths, internal road network, detailed landscaping, services and all associated works, all at Rookwood, Stocking Lane, Ballyboden, Dublin.

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to AMEND condition number 3 so that it shall be as follows for the reason set out.

3. Revised plans incorporating all of the following amendments and details shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development:
 - (a) Windows at first floor level to the rear elevation of Units 2, 3 and 4 shall be permanently fitted with obscure glazing;
 - (b) The internal junction shall be amended to provide a strong, direct, pedestrian connection from north to south;
 - (c) Unit 6 shall be omitted from the permission.
 - (d) Unit 9 shall be turned 90 degrees to minimise impact on Units 10 and 11.

Reason: To protect the amenities of the area and in the interest of the proper planning and sustainable development of the area.

Reasons and Considerations

Having regard to the permission previously granted by An Bord Pleanála for the adjoining site to the south-west (Coolamber) under appeal reference ABP-311559-21 (planning register reference number SD21A/0194), it is considered that the works to facilitate a future connection between the subject site and the adjoining site, would be unwarranted.

In deciding not to accept the Inspector's recommendation, the Board considered that the provision of a pedestrian access/footpath for potential future access to adjoining lands to the south-west would serve no purpose given the layout approved under ABP-311559-21.


Stephen Bohan

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

Dated this 24th day of October 2023.