

An
Bord
Pleanála

Board Order
ABP-313871-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D21A/1120

Appeal by Trafalgar Lane Residents Association care of Colin Galavan and Associates of 8 Cumberland Street, Dun Laoghaire, County Dublin against the decision made on the 25th day of May, 2022 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Luke Clancy care of Jack Hanafin of Crosshue, Blackwater, Enniscorthy, County Wexford in accordance with plans and particulars lodged with the said Council.

Proposed Development: Provision of double timber access door in rear wall of property at 4 Belgrave Square North, Monkstown, Blackrock, County Dublin (curtilage of a protected structure), as revised by the further public notices received by the planning authority on the 29th day of April, 2022.

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 zoning of the site, the pattern of development in the vicinity of the site, the nature and extent of the proposed development, and the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience and would not set an undesirable precedent for similar developments in this Architectural Conservation Area. 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 29th day of April 2022, 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. (i) The vehicular entrance shall be a maximum of 3.5 metres wide.
- (ii) Any gates for the vehicular entrance shall open inwards and not out into the public domain.

Reason: In the interests of traffic safety and the proper planning and development of the area.

3. Drainage arrangements, for 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.


4. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining street is kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining road, the said cleaning works shall be carried out at the developer's expense.

Reason: To ensure that the adjoining roadway is kept in a clean and safe condition during construction works in the interests of orderly development.

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5. The site and building works required to implement the development shall be carried out only between the hours of 0800 to 1800 Monday to Fridays, 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 adjoining property in the vicinity.



Martina Hennessy

Member of An Bord Pleanála

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

Dated this 11th day of October 2023.