

An
Bord
Pleanála

Board Order
ABP- 315553-23

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 5059/22

Appeal by Orla Brandon of 4 Sandymount Road, Dublin against the decision made on the 9th day of December, 2022 by Dublin City Council to grant permission subject to conditions to Kay McKiernan care of Peter Brennan of Hayfield House, Knocklyon Road, Templeogue, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention and Permission: The development will consist of a two-storey rear extension, the reconfiguration, refurbishment of the existing five apartments which form at present: one number, two-bedroom apartment, two number, one-bedroom studios, one number, two-bedroom apartment and one number, three-bedroom apartment, with the new proposal comprising five number, one-bedroom apartments, to comply with current design standards for apartments, additional windows and doors, private amenity spaces to include three balconies, a refuse storage area, a bicycle parking bay, off-street parking, demolition of a chimney breast, the retention of a vehicular entrance, and all ancillary works necessary to facilitate the development all at 52 Tritonville Road, Sandymount, 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 scale, form and design of the proposed development and development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the proposed development and development proposed to be retained would not adversely impact the residential amenity of neighbouring property or the character and visual amenity of the existing building and surrounding streetscape. The proposed development and development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, 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 retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) The driveway entrance on Sandymount Road shall be omitted. To improve road safety, the existing entrance shall be reduced in width to a

maximum of 1.5 metres. This shall be achieved by extending the boundary wall and relocating the gate pillar accordingly. The revised entrance shall not have outward opening gates.

- (b) The proposed parking area shall be omitted and shall be developed as a landscaped amenity area for the apartments.
- (c) Seven number cycle parking spaces shall be provided in a secure compound. Key/fob access shall be provided to the bicycle compound. The cycle parking shall be secure, conveniently located, sheltered and well lit. Electric bike charging facilities shall be provided.

Details of the above requirements shall be submitted to and agreed in writing with the planning authority within three months of the date of this Order.

Reason: In the interest of vehicular and pedestrian safety and residential amenity.

- 3. All external finishes shall harmonise in colour and texture with the existing building on the site.

Reason: In the interest of visual amenity.

- 4. Water supply and drainage arrangements, including the 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.

- 5. Site development and building works shall be carried out only between the hours of 0800 and 1900 from Mondays to Fridays inclusive, between 0800 and 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.

6. All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.


Reason: To protect the amenities of the area.

7. 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 intended construction practice for the development, including, noise/vibration and traffic management measures and off-site disposal of construction/demolition waste.

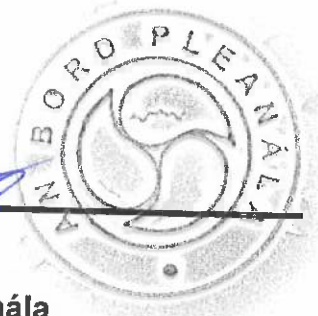
Reason: In the interests of public safety and residential amenity.

8. 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 within three months of the date of this Order 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.



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



Dated this 2nd day of May 2023