



An
Bord
Pleanála

Board Order ABP-317842-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3861/23

Appeal by Ashling Harrison and Bart Casella and others care of Stephen Little and Associates and by others against the decision made on the 25th day of July, 2023 by Dublin City Council to grant subject to conditions a permission to Insignia Investments Limited care of de Blacam and Meagher Architects of 4 St. Catherine's Lane West, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Alterations to a previously approved development, planning register reference number 2027/21, An Bord Pleanála Reference number ABP-311013-21, which provided for partial demolition and renovation of 'The Barn' as a two-bedroom, two-storey detached house with apex rooflight, construction of five number three-bedroom, two-storey terraced houses, construction of two number two-bedroom, two-storey semi-detached houses, access is from the existing entrance on Riversdale Avenue, eight number car parking spaces will be provided to the front of the houses, all associated site development works, landscaping and boundary treatment works. The amendments to the previously approved scheme are as follows: Alterations and reconfiguration of the layout of 'The Barn' to include an extended ground floor containing living and ancillary accommodation, resulting in a two-storey part single storey two-bedroom house. Alterations and reconfiguration of the terrace of five number houses to include the addition of a third storey in a

barrel-vaulted roof and reconfiguration of the ground floor layouts to the rear, resulting in three-storey, part single storey three-bedroom houses. Alterations, reconfiguration and extension of the two number two-bedroom, two-storey semi-detached houses. The proposed amendments will include changes to the elevations. The quantity of car parking spaces is increased to 11 number spaces. Amendments to the associated site development works and landscaping, all at 'The Barn', Riversdale Avenue, Bushy Park Road, 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 pattern and character of existing development in the area, the design and scale of the proposed development, the planning history of the site, and the provisions of the Dublin City Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in accordance with the zoning objective for the site, would not detract from the visual amenity or built heritage of the area, including Riversdale House (a protected structure), would provide an acceptable standard of residential amenity for the prospective residents, would not seriously injure the residential amenity of surrounding properties, and would not endanger public safety or convenience by reason of traffic generation or otherwise. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the proposed development shall be carried out and completed in accordance with the terms and conditions of the permission granted under An Bord Pleanála reference number ABP-311013-21 (planning register reference number 2027/21) and any agreements entered into thereunder.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. Prior to commencement of any work on site, the developer shall submit the following to the planning authority for written agreement:
 - A revised site layout plan of scale 1:100 which, in terms of car parking, vehicular entrances, front boundary treatments and landscaping, is as permitted under ABP-311013-21 (planning register reference number 2027/21).

Reason: In the interest of orderly development and the proper planning and sustainable development of the area.

4. A comprehensive boundary treatment and landscaping scheme shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:
- (a) Details of all proposed hard surface finishes, including samples of proposed paving slabs/materials for footpaths, kerbing and road surfaces within the proposed development.
 - (b) Proposed locations of trees and other landscape planting in the proposed development, including details of proposed species and settings.
 - (c) Details of proposed street furniture, including bollards, lighting fixtures and seating.
 - (d) Details of proposed boundary treatments at the perimeter of the site, including heights, materials and finishes.

The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme.

Reason: In the interest of visual amenity.



Eamonn James Kelly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 22nd day of May, 2024.