

An
Bord
Pleanála

Board Order
ABP-318962-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D23A/0700

Appeal by Patricia Stewart and Michael O'Reilly of 7 Crofton Mews, Stable Lane, Dun Laoghaire, County Dublin and by others against the decision made on the 11th day of January, 2024 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to the Department of Education care of Tom Phillips and Associates of 80 Harcourt Street, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Amendments to planning authority register reference D21A/0248 (ABP 312993-22) for development at this site of circa 0.20 hectares. The proposed amendments consist of: provision of new rooftop play area previously denoted as green roof and associated changes to permitted green roof area; provision of new boundary treatment around the perimeter of proposed play area; increase in height of permitted western stair core enclosure and central atrium stair core to facilitate roof access; relocation of permitted heat pump plant enclosure at roof level and all associated site development works at the former Dun Laoghaire Enterprise Centre, George's Place, Dun Laoghaire, County Dublin, within the setting of a protected structure (RPS Number 528 Fire Station – Façade only).

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

The proposed development would be in accordance with the MTC land-use zoning objective that applies to this site as set out in the Dún Laoghaire-Rathdown County Development Plan 2022-2028, and, having regard to the planning history of the site and the nature, form and scale of the proposed amendments to the permitted school, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the residential and visual amenities of the area, would not detract from the architectural heritage of the area, and would not constitute overdevelopment. 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, 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 proposed development shall comply with the conditions of ABP-312993-22 (planning application register reference number D21A/0248), except as otherwise may be required in order to comply with the following conditions.

Reason: In the interest of clarity.

3. (a) The rooftop play area shall not be in use outside the periods 0800 hours to 1700 hours Monday to Friday.
(b) No amplified music shall be permitted within the rooftop play area.
(c) The noise mitigation measures recommended in the submitted Noise Impact Assessment shall be implemented in full.

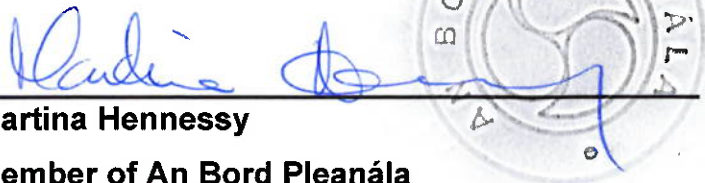
Reason: To protect the residential amenities of property in the vicinity.

4. 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.

5. Prior to commencement of development, revised details and drawings detailing external finishes for the extended elements of the central atrium stair and lift core which may include timber cladding and/or the use of green living walls, or an alternative suitable finish shall be submitted to, and agreed in writing with, the planning authority:

Reason: In the interest of visual amenity and to safeguard the amenities of the protected façade of the former fire station.



Martina Hennessy

Member of An Bord Pleanála

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

Dated this 24th day of July 2024.