



An
Bord
Pleanála

Board Order
ABP-319112-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D23A/0579/WEB

Appeal by Clodagh O'Connor of 19 Trafalgar Lane, Monkstown, County Dublin against the decision made on the 30th day of January, 2024 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Joe Barry care of Manahan Planners of 38 Dawson Street, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Widening of existing pedestrian gate to provide new vehicular entrance and electric double gate with access off Trafalgar Lane to facilitate off-street parking in the rear garden for one car and electric charging point. A portion of the existing lean-to shed in the rear garden will be demolished to make room for this parking, at the rear of 1 Belgrave Square North (a Protected Structure, RPS 430), fronting Trafalgar Lane, Monkstown, Dún Laoghaire, County 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 zoning of the site, the pattern of development on Trafalgar Lane, 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, visual or heritage amenities of the area or of property in the vicinity, would be acceptable in terms of traffic and pedestrian safety 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, 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 vehicular entrance shall be a maximum of three metres wide and gates shall open inwards and not out into the public domain.

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

3. 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.

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.

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.



Liam Bergin

Member of An Bord Pleanála

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

Dated this 26th day of September 2024