

An
Bord
Pleanála

Board Order
ABP-320120-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D24A/0284/WEB

Appeal by Nicola Dunleavy of 10 Saval Park Road, Dalkey, County Dublin against the decision made on the 18th day of June, 2024 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Greg Toolis care of Goodwin and Lee Architects of 34 Hillcourt Road, Glenageary, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: The demolition of rear shed, the demolition of single storey ground floor structure to rear (approximately 29 square metres) and the demolition of single storey front porch (approximately four square metres), the construction of ground floor single storey flat roof extensions to front (totalling approximately nine square metres), the construction of a part single and part double storey extension to the rear (approximately 61 square metres on ground floor and 25 square metres on first floor) with part flat roof and part pitched roof. The development will also include externally insulating the retained house (render and brick slip finish), alterations to internal layouts, additional window opes and changes to selected existing window opes, proposed rooflights, widening of existing gateposts and all associated site works at Windermere, 9 Saval Park Road, Dalkey, 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 condition) set out below.

Reasons and Considerations

Having regard to the zoning objective of the area, the design, layout and scale of the proposed development and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities or residential amenity of property in the vicinity, would not be prejudicial to public health and would be generally acceptable in terms of traffic safety and convenience. 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 developer shall enter into water and wastewater connection agreements with Uisce Éireann.

Reason: In the interest of public health.

3. 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 interests of public health and surface water management.

4. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, 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 amenities of property in the vicinity.

5. That all necessary measures 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.

6. The development shall comply with the requirements of the planning authority with regard to vehicle entrance widths, inward opening gate and dishing of kerbs/footpaths.

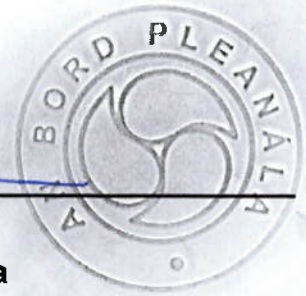
Reason: In the interests of pedestrian and traffic safety.

7. 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 prior to the commencement of development 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.



Paul Caprani

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



Dated this 6th day of November 2024.