



An
Bord
Pleanála

Inspector's Addendum Report ABP-309832-21

To: Drafting

From: Paul O'Brien, Inspectorate

Re: Construction of a part two-storey/ part single storey, three bedroom, detached house. Removal of two trees and the provision of a new 3.5 m wide vehicular entrance to Ashfield Park. All associated site and landscaping works.

Location: Former Richmond Cheshire Home,
Richmond Park, Monkstown, Co.
Dublin 6th November 2019

Date: 15th June 2021

I note the content of the response received on the 28th of April 2021 with regards to the received submission from Dun Laoghaire-Rathdown County Council. This is an additional response as a previous one was received on the 14th of April 2021 with no further comment to make.

The following are the key issues raised in the response dated the 28th of April 2021.

- The Planning Authority confirm that all submissions were considered prior to the grant of permission.
- The Transportation Planning Section have considered the appeal and they would resist the proposed alternative entrance onto the Stillorgan Road – slip road as a more viable/ suitable entrance is proposed from Ashfield Park in terms of traffic impacts and safety.

I have noted the submitted comments and no new matters have been raised that would require a revision to my report/ recommendation. I have already commented in my original report that the proposed entrance is located in the optimum location and the Dun Laoghaire-Rathdown County Council Transportation Planning Section comments confirm this.

I therefore have no further comment to make or any revision to my report.

Paul O'Brien
Planning Inspector

15th June 2021