



An
Bord
Pleanála

Board Direction
BD-001243-18
ABP-301782-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/10/2018.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

The proposed development is located in an area zoned to protect and/or improve residential amenity in the Dun Laoghaire Rathdown County Development Plan 2016 to 2022. Having regard to the modest scale of the proposed development, its orientation relative to adjacent residential property and subject to the conditions set out below it is considered that the proposed development would not seriously injure the amenity of residential property in the vicinity and will accord with the zoning objective for the site set out in the Country Development Plan and 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. Water supply and drainage arrangements, including the 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.

Board Member

Date: 02/10/2018

Maria FitzGerald