



An
Bord
Pleanála

Board Direction
BD-004138-19
ABP-304531-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/09/2019.

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

Reasons and Considerations

Having regard to the provisions of the Dún Laoghaire Rathdown Development Plan 2016-2022 and to the nature and scale of the development to be retained, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area. The development to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted to the planning authority on the 2nd April 2019, 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. Save for amendments granted on foot of this permission, the development shall otherwise be completed in strict accordance with the terms and conditions of Planning Permission Reg. Ref. D07A/1788 save as may be required by other conditions attached thereto.

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

3. Within 3 months of this order, the paladin fence along the northern boundary of the site shall be replaced by a 2200mm high wall in render finish.

Reason: In the interest of visual and residential amenities.

4. P.A. Condition 3

Board Member

Date: 30/09/2019

John Connolly