



An
Bord
Pleanála

Board Direction
BD-004445-19
ABP-304946-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/11/2019.

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

Having regard to the provisions of the Dun Laoghaire-Rathdown County Development Plan 2016 – 2022 and the zoning for open space/ recreational purposes, to the location of the site in an established urban area and to the nature, scale and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously the residential or visual amenities of the 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 submitted on the 2 nd of May 2019, except as may otherwise be required in order to comply with the following conditions.
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	Reason: In the interest of clarity.
2.	Access to and use of the first-floor balcony shall be restricted to between 9.00 hours and 22.00 hours and shall not be used outside of these times. Reason: In the interest of residential amenity.
3.	Advertising structures/devices erected within the site shall not be visible when viewed from outside the curtilage of the site. Reason: In the interest of visual amenity.
4.	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.
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.

Board Member

Date: 05/11/2019

Maria FitzGerald