



An
Bord
Pleanála

Board Direction
BD-005340-20
ABP-306042-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/03/2020.

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 recent planning history of the site including the decision by the Board to grant permission for (ABP 304398-19) whereby the principle of the subject development on site was accepted, to the limited scale and nature of the proposed layout amendments which comprise the repositioning of the permitted building on site, to the W zoning objective to provide for waterfront development and harbour related uses of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, the Board considered that, subject to compliance with the conditions as set out below, the proposed development would not endanger public safety by reason of traffic hazard or obstruction of road users or otherwise and would not set an undesirable precedent at this location. 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. Details of the materials, colours and textures of all the external finishes to the proposed building shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

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 interest of public health.

4. Details of all signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

Board Member

Date: 09/03/2020

Maria FitzGerald