



An
Bord
Pleanála

Board Direction
BD-007355-21
ABP-307722-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/01/2021.

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 Dún Laoghaire-Rathdown County Development Plan, 2016–2022, and to the overall scale, design and minor nature of the proposed amendments to an already permitted development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area or of property in the vicinity, and would be acceptable in terms of pedestrian and traffic safety and convenience. 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. Save for amendments granted on foot of this permission, the development shall otherwise be carried out in strict accordance with the terms and conditions of planning permission Reg.Ref.D19A/0201, ABP-305309-19.

Reason: In the interest of clarity.

3. Details of the revised palette of materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. Prior to commencement of any permitted development, the developer shall engage the services of a qualified arborist to act as consultant, for the entire period of construction activity. The developer shall inform the planning authority in writing of the appointment and name of the consultant, prior to commencement of development. The consultant shall visit the site at a minimum on a monthly basis, to ensure the implementation of all of the recommendations in the tree reports and plans. To ensure the protection of trees to be retained within the site, the developer shall implement all the recommendations pertaining to tree retention, tree protection and tree works, as detailed in the Arboricultural Method Statement and Tree Protection Plan in the submitted tree report. All tree felling, surgery and remedial works shall be completed upon completion of the works. All works on retained trees shall comply with proper arboricultural techniques conforming to BS 3998:2010 - Tree Work. Recommendations. The clearance of any vegetation including trees and shrub shall be carried out outside the bird-breeding season (1st March to 31st August inclusive) or as stipulated under the Wildlife Acts 1976 and 2000. The arborist shall carry

out a post construction tree survey and assessment on the condition of the retained trees. A completion certificate is to be signed off by the arborist when all permitted development works are completed and in line with the recommendations of the tree report. The certificate shall be submitted to the planning authority upon completion of the works.

Reason: To ensure and give practical effect to the retention, protection and sustainability of trees during and after construction of the permitted development.

Board Member

Date: 20/01/2021

Terry Prendergast

Note: The Board did not consider it necessary to include a condition to reinstate vertical fins/brise soleil to first and second floor windows along the eastern and northern elevations given the separation distances between the proposed development and existing residential development in the vicinity.

Please include Direction with Order.