

An
Bord
Pleanála

Board Direction
BD-008977-21
ABP-309743-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/08/2021.

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.

1.0 Reasons and Considerations

Having regard National policy on carbon reduction as set out in the Climate Action Plan 2019 which relies in part on modal shift to cycling and walking as a critical element to achieving its targets and having regard to the nature of the proposed development and its potential to provide for more direct access to local facilities by means of walking and cycling and thereby reduce car use in the area the Board is satisfied that the proposed linkage is acceptable in principle. Furthermore having regard to the provisions of the Dun Laoghaire Rathdown County Development Plan 2016-2022 and to the scale of the development, it is considered that, subject to compliance with the conditions set out below, the proposed development would integrate in a satisfactory manner with the existing development in the area, would not seriously injure the residential amenity of adjacent properties, would not detract from the character or visual amenities of Torquay Wood and would be acceptable in terms of traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

2.0 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 including samples of the materials, colours and textures of all the external finishes to the proposed entrance gate, 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.

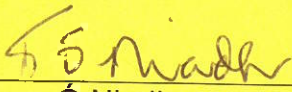
Reason: In the interest of Public Health.

4. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority

Reason: To protect the amenities of the area.

Plus: Planning Authority conditions 2 and 4.

Board Member



Terry Ó Niadh

Date: 27/08/2021

