

An
Bord
Pleanála

Board Direction
BD-008678-21
ABP-309796-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/07/2021.

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

- 1.1. Having regard to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 and to the nature, form 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 injure the residential amenities of property in the vicinity, would be acceptable in terms of pedestrian and traffic safety, would not be detrimental to the integrity, character and setting of the protected structure or other protected structures in the vicinity, and would not adversely impact on the character of the Monkstown Architectural Conservation 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 as amended by the further plans and particulars submitted on the 4th day of February, 2021, except as

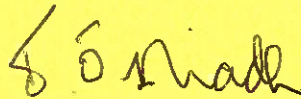
may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The automated gates proposed at the eastern site access onto Seapoint Avenue shall be omitted from the development.

Reason: In the interests of pedestrian and traffic safety.

Board Member



Terry Ó Niadh

Date: 12/07/2021

Note: The attention of the applicant is drawn to Section 34 (13) of the Planning and Development Act, 2000, as amended, which states as follows " A person shall not be entitled , solely by reason of a permission under this section, to carry out a development".