



**An
Bord
Pleanála**

**Board Direction
BD-009022-21
ABP-309831-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/08/2021.

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.

Reasons and Considerations

Having regard to the residential zoning provision of the site and to Policy AR5 of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 to retain and reuse older buildings, and to the design and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would make a positive contribution to the character and appearance of the streetscape particular the streetscape along Marine Parade, would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would comply with the relevant provisions of the Development Plan. 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 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. 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.

3. Details of the materials, colours and textures of all the external finishes to the proposed dwelling 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. Site development and building works shall be carried only out between the hours of 08.00 to 19.00 Mondays to Fridays inclusive, between 08.00 to 14.00 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: In order to safeguard the residential amenities of property in the vicinity.

5. (a) The new driveway/parking area shall be constructed in accordance with Sustainable Drainage Systems (SuDS) and also to prevent the discharge of surface water onto the public footpath/road.

(b) The footpath at the new entrance shall be dished at the road junction in accordance with the requirements of the planning authority. Details of the

locations and materials to be used in such dishing shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure a proper standard of development and in the interest of pedestrian safety.

6. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

Board Member



Maria FitzGerald

Date: 06/09/2021

