



An  
Bord  
Pleanála

**Board Direction**  
**BD-008878-21**  
**ABP-310121-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/08/2021.

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 Dun Laoghaire Rathdown County Development Plan, 2016-2022 according to which the site is in an area subject to the zoning objective: 'A': *To protect provide for and/or improve residential amenities*, to the location of the site of the proposed development at the end of the *cul de sac* of Hawthorn Grove in the north eastern corner of the residential development, it is considered that, subject to compliance with the conditions set out below, the proposed would not seriously injure the residential amenities of adjoining property, and is in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development for which retention is sought, shall be retained 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. The use of the two structures (covered side passage and garden shed) shall be confined to use incidental to the residential use of the house.

**Reason.** To ensure that the development is in accordance with the zoning objective for the area and to protect the residential amenities of the area.

**Board Member**

Maria FitzGerald  
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**Date:** 11/08/2021