

An  
Bord  
Pleanála

**Board Direction**  
**BD-009083-21**  
**ABP-310162-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/09/2021.

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 Dun Laoghaire-Rathdown County Development Plan 2016 - 2022 and the zoning of the site for residential purposes, to the location of the site in an established residential area, to the established use on the site and to the nature, form, scale 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 or visual amenities of the area and would be acceptable in terms of pedestrian and traffic safety. 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 on the 28<sup>th</sup> October 2020 and by the further plans and particulars received by the Planning Authority on the



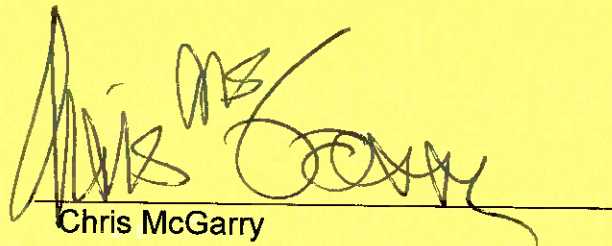
22<sup>nd</sup> of March 2021, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the Planning Authority, the developer shall agree such details in writing with the Planning Authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. A total of 12 no. bicycle parking spaces shall be provided within the site. Ten long stay spaces, under cover and which should be lockable, and two visitor cycle 'Sheffield' stand parking spaces shall be provided. Details of the layout and location of these spaces shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development.

**Reason:** To ensure that adequate bicycle parking provision is available to serve the proposed development, in the interest of sustainable transportation.

**Board Member**



Chris McGarry

**Date:** 15/09/2021