



An
Bord
Pleanála

Board Direction
BD-009240-21
ABP-310868-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/10/2021.

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 planning history of the site, to the location of the site in an established residential area and to the nature, form, scale and design of the proposed development, which is the minor realignment of an already approved access road, 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. 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 19th day of February 2021 and by the further plans and particulars received by the Planning Authority on the 21st day of May 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. Apart from any departures specifically authorised by this permission, and apart from compliance with the conditions of this permission, the development shall be completed in accordance with the terms and conditions of the Planning Authority reference D17A/0530/ An Bord Pleanála reference PL06D.249163, and any agreements entered into thereunder.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. The following shall be complied with in full:

- i) The developer shall fully comply with the recommendations and measures outlined in the submitted Quality Audit prepared by Bruton Consulting Engineers, as received by the Planning Authority on the 21st day of May 2021.
- ii) The road including footpaths, turning area and kerbs shall comply with the detailed standards of the Planning Authority for such road works

Reason: In the interest of traffic and pedestrian safety.

4. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

Reason: To protect the amenities of the area.

Board Member



Dave Walsh

Date: 13/10/2021

