

An  
Bord  
Pleanála

**Board Direction**  
**BD-010148-22**  
**ABP-311940-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/03/2022.

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 Dún Laoghaire-Rathdown County Development Plan, 2016-2022, the location of the site in a transitional zonal area, the design, scale and layout of the development to be retained, and the separation distance from the nearest dwelling, it is considered that, subject to compliance with the conditions set out below, the development to be retained would not seriously injure the amenities of the area or property in the vicinity. The development to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development 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 within three months of the date of the Decision Order and completed in accordance with the agreed particulars.

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

2. The permission is for a limited period of two years from the date of this order, at which date the permission shall cease, the structures shall be removed, and the land returned to its former state unless further permission has been granted before the expiry date of this permission.

**Reason:** Having regard to the temporary nature of the permission sought.

3. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this order. Thereafter, the waste shall be managed in accordance with the agreed plan.

**Reason:** To provide for the appropriate management of waste in the interests of public health and protecting the environment.

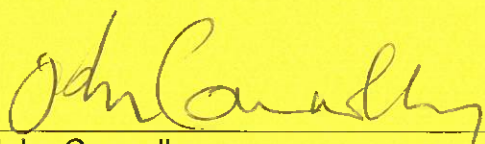
4. Within three months of the date of this Order, the developer shall submit to, and agree in writing with, the planning authority proposals for the provision of cycle parking.

**Reason:** In the interest of sustainable transport.

5. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no additional advertisement signs, advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the structure or within the curtilage of the site, unless authorised by a further grant of planning permission.

**Reason:** To protect the visual amenities of the area.

**Board Member**

  
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John Connolly

**Date:** 02/03/2022