



An
Bord
Pleanála

Board Direction
BD-012267-23
ABP-313006-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/05/2023.

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 land use zoning of the site (Objective A), the nature and design of the proposed development, and the provisions of the Dun Laoghaire Rathdown County Development Plan 2022-2028, including Section 12.3.7.1(iv), it is considered that, the proposed amendments to the roof profile, subject to compliance with the conditions set out below, would not seriously injure the residential and visual amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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| 1. | The development shall be carried out 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. |
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	Reason: In the interest of clarity.
2.	<p>The sloped tinted glazed screen to the roof on the second floor/attic shall not be permitted. The rear roof shall be constructed with natural slate and may include a maximum of two rooflights .The details of same shall be submitted in writing for agreement with the Local Authority, prior to the commencement of the development.</p> <p>Reason: In order to safeguard the residential and visual amenities of property in the vicinity.</p>
3.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, 0800 to 1400 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.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>
4.	<p>Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects", published by the Department of the Environment, Heritage and Local Government in July, 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.</p> <p>Reason: In the interest of sustainable waste management.</p>

Board Member

Joe Boland

Date: 26/05/2023