

An
Bord
Pleanála

Board Direction
BD-011729-23
ABP-313426-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/02/2023.

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 zoning provisions for the site as set out in the current Dún Laoghaire-Rathdown County Development Plan, 2022-2028, and to the modest nature of the amendments proposed to the dwelling house permitted under ABP-PL06D.248079 (P.A. Ref. No. D16A/0732E), it is considered that the proposed development would not adversely affect the character and setting of the protected structures in the vicinity of the site or adversely impact on the Killiney Architectural Conservation Area, would not adversely impact on the residential amenities of adjoining properties, would be acceptable in terms of visual impact, would not be prejudicial to public health and would otherwise be in accordance with the provisions of the current Dún Laoghaire-Rathdown County Development Plan subject to compliance with the conditions set out below. 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, 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. Save for the amendments granted on foot of this permission, the development shall otherwise be carried out in strict accordance with the terms and conditions of the grant of permission ABP Ref. No. PL06D.248079 (P.A. Ref. No. D16A/0732E).

Reason: In the interest of the proper planning and sustainable development of the area.

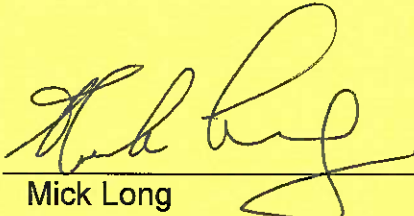
3. The planning permission hereby granted shall expire on the same date as the date of expiration of ABP Ref. No. PL06D.248079 (P.A. Ref. No. D16A/0732E).

Reason: In the interest of clarity.

Advisory Note 1:

Section 34(13) of the Planning and Development Act, 2000, as amended, states that *'a person shall not be entitled solely by reason of a permission under this section to carry out any development'*.

Board Member


Mick Long

Date: 01/02/2023