

An  
Bord  
Pleanála

**Board Direction**  
**BD-013976-23**  
**ABP-313871-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/10/2023.

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 of the site, the pattern of development in the vicinity of the site, the nature and extent of the proposed development, and the provisions of the Dun Laoghaire Rathdown County Council Development Plan 2022-2028, 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 or of property in the vicinity, would be acceptable in terms of traffic safety and convenience and would not set an undesirable precedent for similar developments in this architectural conservation area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

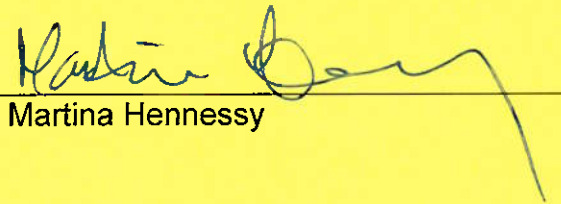
## Conditions

|    |   |
|----|---|
| 1. | <p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 29<sup>th</sup> day of April 2022, 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.</p> <p><b>Reason:</b> In the interest of clarity</p> |
| 2. | <p>(i) The vehicular entrance shall be a maximum of 3.5 metres wide.</p> <p>(ii) Any gates for the vehicular entrance shall open inwards and not out into the public domain.</p> <p><b>Reason:</b> In the interest of traffic safety and the proper planning and development of the area.</p>   |
| 3. | <p>Drainage arrangements, for the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p><b>Reason:</b> In the interest of public health.</p>  |
| 4. | <p>The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining street is kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining road, the said cleaning works shall be carried out at the developer's expense.</p> <p><b>Reason:</b> To ensure that the adjoining roadway is kept in a clean and safe condition during construction works in the interests of orderly development.</p>  |
| 5. | <p>The site and building works required to implement the development shall be carried out only between the hours of 0800 to 1800 Monday to Fridays,</p>   |

between 0800 to 1400 hours 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.

**Reason:** In order to safeguard the residential amenities of adjoining property in the vicinity.

**Board Member**

  
Martina Hennessy

**Date:** 03/10/2023

