

An
Bord
Pleanála

Board Direction
BD-012775-23
ABP-313982-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/06/2023.

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 provisions of the Dun Laoghaire-Rathdown County Development Plan, 2022-2028, and the zoning for residential purposes, to the location of the site in an established residential area and to the nature, form, scale and design of the development sought under this application, 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 nor would it be prejudicial to public health. The development sought under this application would, therefore, be in accordance with the proper planning and sustainable development of the area.

1.0 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. Within three months of the date of this order the developer shall agree in writing a revised and more qualitative palette of materials, finishes, treatments, and colour for the single storey shed to the side for the use of bicycle storage.

Reason: In the interest of visual amenity.

3. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

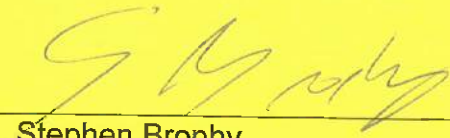
4. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

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

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



Stephen Brophy

Date: 06/07/2023

