



**An
Bord
Pleanála**

**Board Direction
BD-014567-23
ABP-315086-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/11/2023.

The Board decided to grant permission, 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 Development Plan 2022 – 2028, to the zoning of the site, and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not have an unacceptable impact on the visual amenity of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposed development would not materially contravene the A1 Development Plan zoning objective for this site. The Board agreed with the planning authority that the proposed development was acceptable from a traffic perspective.

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. |
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	<p>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>Reason: In the interest of clarity.</p>
2.	<p>The proposed shed shall be used for agricultural dry storage purposes and shall not be used for any other purposes in the absence of a further grant of permission.</p> <p>Reason: To control the permitted use of the development.</p>
3.	<p>Drainage arrangements for the site, including the disposal of surface and soiled water, shall comply with the requirements of the planning authority for such works and services. Drainage details shall be submitted to and agreed in writing with the planning authority, prior to commencement of development.</p> <p>Reason: In the interest of environmental protection and public health.</p>
4.	<p>Details of the finishes of the agricultural shed shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In order to allow the planning authority to assess the impact of these matters on the visual amenity of the area before development commences.</p>

Board Member



Mary Cregg

Date: 19/12/2023