



An
Bord
Pleanála

Board Direction
BD-015147-24
ABP-315566-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/01/2024.

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 location of the subject site, together with the design and small scale of the proposed development, and the pattern of development in the area, together with the policies and objectives of the current Dun Laoghaire Rathdown County Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposal would not seriously injure the visual amenities of the area or detract from the residential amenities of property in the vicinity, and would not adversely or materially impact on the character of any existing or candidate Conservation Area. 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. The developer shall keep a log of emissions and advise the planning authority accordingly so as to assist with the correlation and investigation of any odour complaints from the area. The developer shall also ensure that the installation is sound proofed as far as is reasonably practicable in the interest of minimising the risk of any perceived noise nuisance being experienced by local residents.

Reason: In the interests of residential amenity.

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

Reason: In the interests of public health.

4. Site development and building works shall be carried out only between the hours of 0700 to 1800 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 the interests of residential amenity.

Board Member


Stephen Bohan

Date: 22/01/2024