

An  
Bord  
Pleanála

**Board Direction**  
**BD-013133-23**  
**ABP-316244-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/08/2023.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed to:

**Remove condition number 1.b)**

and

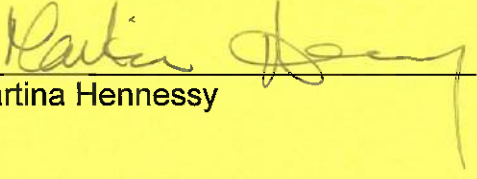
**Attach further condition as follows:**

5	The developer shall enter into water and wastewater connection agreements with Uisce Eireann (formerly Irish Water).  <b>Reason:</b> In the interest of public health.
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### **Reasons and Considerations**

The proposed development is located in an area zoned to protect and/or improve residential amenity in the South Dublin County Development Plan 2022 to 2028. Having regard to the proposed use of the utility shed as a gym/workout space which is incidental to the permitted use of the dwelling house on site it is considered reasonable that it includes sanitary facilities as set out in the plans and particulars submitted with the application. Accordingly, condition 1.b) shall be removed from the

grant of planning permission and a further condition number 5 shall be attached for the reason set out.

**Board Member:**  **Date:** 02/08/2023  
Martina Hennessy