



An
Bord
Pleanála

Board Direction
BD-013510-23
ABP-316992-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/09/2023.

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 scale and design of the development to be retained and to the pattern of existing development in the area, it is considered that the development proposed to be retained, subject to compliance with the conditions set out below, does not seriously injure the amenities of the area or of property in the vicinity, would not present a pedestrian safety hazard and would not conflict with the objectives of the South Dublin County Development Plan 2022-2028. The development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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| 1. | <p>The development shall be retained and completed fully in accordance with plans, particulars and specifications lodged with the application, within 3 months of the grant of permission, save as may be required by other conditions attached hereto.</p> <p>Reason: To ensure that the development is in accordance with the permission and that effective control is maintained.</p> |
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2.	<p>The use of the development as outlined shall be for pedestrian access purposes only in accordance with the plans, particulars and specifications lodged with the application.</p> <p>Reason: In the interest of proper planning and sustainable development of the area.</p>
3.	<p>The developer shall reinstate the existing boundary wall in the vicinity of the access gate at Limekiln Close to match the existing wall within a period of 3 months of this decision, or an alternative period agreed with the planning authority.</p> <p>Reason: In the interest of visual amenity.</p>

Board Member


 Stephen Bohan

Date: 01/09/2023

