



An
Bord
Pleanála

Board Direction
BD-015882-24
ABP-317693-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/02/2024.

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 scale, form and design of the development proposed for retention, it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely impact the residential amenity of neighbouring property or the character and visual amenity of the existing building and surrounding streetscape. The proposal would therefore, comply with the Dun Laoghaire Rathdown County Development Plan 2022-2028 and be in accordance with be in accordance with the proper planning and sustainable development of the area.

Conditions

	<p>The development shall be retained 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.</p> <p style="text-align: center;">Reason: In the interest of clarity.</p>
	<p>Save for amendments granted on the foot of this permission, the development shall otherwise be retained and completed in strict accordance with the terms and conditions of Planning Permission Reg. Ref. D19A/0919, save as may be required by the other conditions attached hereto.</p> <p>Reason: In the interests of the proper planning and sustainable development of the area.</p>
	<p>The flat roof areas/sedum roofs located at first floor level to the rear (south-east elevation) and to the side (north-east elevation) shall not be used as roof gardens/roof terraces and shall be accessed for maintenance purposes only.</p> <p>Reason: In the interests of surrounding residential amenity.</p>

Board Member


Liam Bergin

Date: 21/03/2024