

An  
Bord  
Pleanála

**Board Direction**  
**BD-018402-24**  
**ABP-319158-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/12/2024.

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 Objective 'A' zoning of the site (to protect and/ or improve residential amenity), and the policies and objectives as set out in the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the pattern of development in the area and the previous planning history on site, it is considered that the proposed development, subject to compliance with the conditions set out below, would not significantly detract from the residential or visual amenities of the area. The proposed development would 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 interests of clarity.

2. Prior to the commencement of development, the developer shall enter into water and/ or wastewater connection agreements with Uisce Éireann.

**Reason:** In the interests of orderly development.

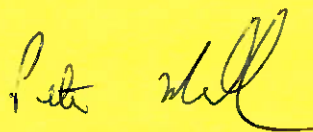
3. Surface water arrangements shall comply with the requirements of the planning authority for such services and works.

**Reason:** In the interests of public health.

4. Site development and building works shall be carried out between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

**Reason:** To safeguard the amenities of property in the vicinity.

**Board Member**



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Peter Mullan

**Date:** 06/12/2024