

An  
Bord  
Pleanála

**Board Direction**  
**BD-018717-25**  
**ABP-319565-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/01/2025.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

**Reasons and Considerations**

Having regard to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the location of the site in residential zoning 'A', the planning history of the overall Thornhill Oaks development and previously permitted dwelling at the site, and the nature, scale and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the neighbourhood, would not be visually incongruous at this location, and would provide acceptable residential amenity to future residents, and would therefore be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered the planning history of the site which provides for a dwelling at this location with a substantially similar footprint and layout of private open/amenity space areas and further considered that in totality the overall quantum and quality of private amenity space was acceptable and would accord with Section 12.8.3.3(i) of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and the Sustainable Residential Development and Compact Settlement Guidelines 2024.

## 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. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission (An Bord Pleanála Reference ABP-300244-17), and subsequent amendment permissions (Planning Authority Reference D19A/0748, An Bord Pleanála Reference ABP-308150-20, An Bord Pleanála Reference ABP-310285-24 and Planning Authority Reference D24B/0425/WEB). This permission shall expire on the same date as the parent permission.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permissions.

**Board Member**

  
Mary Gurrle

**Date:** 29/01/2025