



**An
Bord
Pleanála**

**Board Direction
BD-017828-24
ABP-319617-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/10/2024.

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 provisions of the Dun Laoghaire Rathdown County Development Plan 2022-2028, to the 'A' residential zoning objective of the site, to the nature, scale and design of the proposed development, to the capacity of road and pedestrian infrastructure adjoining the site, and to the pattern of development in the area, it is considered that the proposal, subject to the conditions set out below, would not seriously injure the character of the area or the amenities of property in the vicinity, and would be acceptable in terms of design, traffic safety and amenity. The proposed development would, therefore, 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 interest of clarity.

2. The proposed pedestrian gate shall be inward opening.

Reason: In the interest of clarity.

Board Member



Date: 10/10/2024

Peter Mullan