

An
Bord
Pleanála

Board Direction
BD-018102-24
ABP-319952-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/11/2024.

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 location and character of the site and surrounding area in a serviced urban area together with the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 including Specific Local Objective 130, Policy Objective PHP19 and the 'A' zoning objective for the area as well as Policy Objectives HER8, HER9, HER13 and CA6, it is considered that, subject to compliance with the conditions set out below, the scale and nature of the development is acceptable. The development would comply with local design guidance and would not seriously injure the visual or residential amenity of the area. The development is, therefore, 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, as amended by the further plans and particulars received by the planning authority on the 25 th
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	<p>day of April 2024, 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>Reason: In the interest of clarity.</p>
2.	<p>Prior to the commencement of development the Developer shall submit, for the written agreement of the planning authority, all details of external materials and finishes including:</p> <ul style="list-style-type: none"> (a) elements of the existing structure to be retained and reused in the new building, (b) colour and tone of any proposed brick, (c) colour and composition of any external joinery and rainwater goods. <p>Reason: In the interest of visual interest and architectural harmony.</p>
3.	PA Condition 2.
4.	<p>The landscaping scheme submitted to the planning authority on the 25th day of April, 2024 shall be carried out within the first planting season following substantial completion of external construction works.</p> <p>All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.</p> <p>Reason: In the interest of residential and visual amenity.</p>
5.	<p>The tree protection strategy and all recommended measures outlined in the Arboricultural Report submitted to the planning authority on the 25th day of April, 2024 shall be carried out in full by the Developer.</p>

	Reason: To facilitate the protection of trees to be retained on the site and in the interest of visual amenity.
6.	<p>The access arrangements and works to the public footpath shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details of the access arrangements and works to the public footpath for the written agreement of the planning authority.</p> <p>Reason: In the interest of traffic safety.</p>
7.	<p>The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.</p> <p>Reason: In the interest of public health.</p>
8.	<p>Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.</p> <p>Reason: In the interest of public safety and amenity.</p>
9.	<p>Prior to the commencement of development, the developer shall enter into a Connection Agreement (s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and/or wastewater collection network.</p> <p>Reason: In the interest of public health and to ensure adequate water/wastewater facilities.</p>
10.	S.48

Board Member



Stephen Bohan

Date: 06/11/2024