

An
Bord
Pleanála

Board Direction
BD-018550-24
ABP-320673-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/12/2024.

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 nature and scale of the development proposed for retention, the planning history relating to the site and the zoning objective 'A' to provide residential development and improve residential amenity while protecting the existing residential amenities as set out in the Dún Laoghaire-Rathdown County Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the residential or visual amenities of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

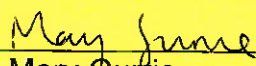
1. The development shall be retained and completed in accordance with the plans and particulars submitted to the Planning Authority on 7th June 2024, insofar as they relate to the increase in parapet height and floor area; otherwise the development shall be retained and completed in accordance with the terms and conditions of Planning Permission under Reference ABP 312698-22.

Reason: In order to clarify the development permitted by this permission.

2. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid within three months of the date of this order or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member


Mary Gurrle

Date: 20/12/2024