



An
Bord
Pleanála

Board Direction
BD-018573-25
ABP-320724-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/01/2025.

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 site's accessible urban location and proximity to public transport, its proximity to a range of services and amenities and the extent of bicycle parking space provision proposed on site, it is considered that subject to compliance with conditions below, the proposed development would be acceptable in terms of parking provision, would not seriously injure the amenities of the area or properties in the vicinity and would comply with the provisions of the Dun Laoghaire Rathdown County Development Plan 2022-2028, the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (2023) and the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024). The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1.	<p>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. In default of agreement, such issues may be referred to An Bord Pleanála for determination.</p> <p>on: In the interest of clarity.</p>
2.	<p>Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted under planning register reference number D22A/0475 (An Bord Pleanála Order No. ABP-316304-23) unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.</p> <p>Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.</p>

Board Member



Tom Rabbette

Date: 03/01/2025