

An
Bord
Pleanála

Board Direction
BD-019262-25
ABP-320785-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/03/2025.

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 nature and scale of this structure, its location to the rear of the existing house on site and its current use, it is considered that its retention, subject to compliance with the conditions set out below, would be consistent with the relevant policies of the Dún Laoghaire-Rathdown County Development Plan 2022-2028. The development proposed to be retained would not materially affect the amenities of the property in its vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in its entirety as constructed, save as may be required by the other conditions attached hereto.

Reason: To ensure that the development shall be in accordance with the retention permission and that effective control be maintained.

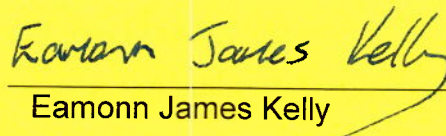
2. The development proposed to be retained shall be used solely for uses incidental to the enjoyment of the existing dwelling house on this property and shall not be used for residential accommodation or the carrying out of any trade or business, including the let or sale of the structure independently from the existing dwelling house on this property.

Reason: To prevent unauthorised development.

3. The applicant shall implement a SuDS measure, appropriate to the scale of development, in accordance with Policy Objective EI6 (Sustainable Drainage System) of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, and this measure shall comply with the requirements of the planning authority for such works and services.

Reason: To prevent flooding and in the interests of sustainable drainage.

Board Member


Eamonn James Kelly

Date: 24/03/2025