

An
Bord
Pleanála

Board Direction
BD-019193-25
ABP-321472-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/03/2025.

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 planning history of the site, to the minor nature and scale of the proposed amendments to the parent permission, to the separation distances to adjoining residential properties being unchanged to what is already permitted, to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and to the 'A' zoning objective for the site, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the residential amenities of property in the vicinity and would be in accordance with Policy Objective PHP20 (Protection of Existing Residential Amenity) of the development plan. It is considered, therefore, that the proposed development would 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

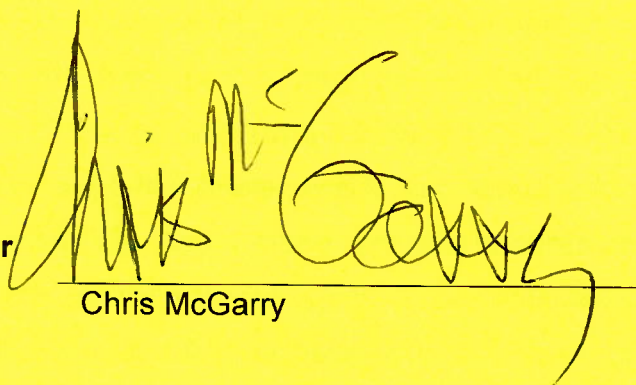
required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission An Bord Pleanála Register Reference -309931-21, unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

Board Member



Chris McGarry

Date: 13/03/2025