



**Board Direction**  
**BD-019544-25**  
**ABP-321511-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/04/2025.

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 established residential use on the site, the prevailing pattern and character of development in the area, the nature, size and scale of the proposal, the objectives of the Dun Laoghaire – Rathdown County Development Plan 2022-2028, the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities 2024 and the totality of the information on file, it is considered that, subject to compliance with the conditions set out below, the proposal would not seriously injure the residential or visual amenities of the area or of property in the vicinity. The proposal would, therefore, 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. Only one car parking space shall be provided within the site. Revised drawings showing
  - a) one carparking space with details of dished kerb
  - b) front boundary treatment
  - c) the removal of the 2-metre powder coated steel/ composite timber fencing in front of bedrooms/ office
  - d) landscaping proposals to include inter alia proposed / existing hedging and details of path

shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

**Reason:** In the interest of sustainable transportation and visual amenity.

3. Details of the materials, colours and textures of all the external finishes to the proposed shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity and to ensure an appropriate high standard of development.

4. Prior to the commencement of development the developer shall enter into a Connection Agreement with Uisce Éireann (Irish Water) to provide for a service connection to the public water supply and wastewater collection network.

**Reason:** In the interest of public health and to ensure adequate water/wastewater facilities.

5. The 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.

**Reason:** In the interest of public health.

6. Site development and building works shall be carried out between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

**Reason:** To safeguard the amenity of property in the vicinity.

7. Proposals for the house numbering scheme shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of urban legibility

8. 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 prior to commencement of development 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. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

**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**

  
Emer Maughan

**Date:** 25/04/2025

**Note:** By date 25<sup>th</sup> March 2025 the Board sought Further Information from the applicant via a s.132 notice in relation to confirmation of the red line boundary and details of the proposal for the footpath and front boundary treatment. The applicant response which was received on 14<sup>th</sup> April 2025 clarified the ownership and included minor amendments to the front boundary treatment, details of which are to be agreed with the planning authority prior to commencement as set out in condition 2(b) and 2(d). These amendments are considered de minimis by reference to the overall permitted development and not relevant to the substantive grounds of refusal as set out by the planning authority or by the comments from the observers in this case. These grounds have been given full consideration, both in the Inspector's report and in the assessment and determination by the Board.