

An
Bord
Pleanála

Board Direction
BD-019290-25
ABP-321586-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/03/2025.

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 extant planning permission on site, and the nature, scale and location of the amendments to the extant permission which form the proposed development the subject of this appeal, it is considered that, subject to compliance with the conditions set out below, the proposed development would be consistent with the 'NC' Neighbourhood Centre zoning objective and with other relevant policies and objectives of the Dun Laoghaire County Development Plan 2022-2028, would constitute an acceptable mix and form of development, would provide acceptable levels of residential amenity for future occupants and would provide an appropriate range of retail and related uses and open space, would not seriously injure the residential or visual amenities of property in the vicinity, and would be acceptable in terms of pedestrian, cyclist and traffic safety. The proposed development 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 to the planning authority, as amended by the further information plans and particulars submitted to the planning authority on the 7th day of November 2024, 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 ABP 318921-24 (PA Ref. LRD 23A-0678) 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.

3. Prior to the commencement of the development, the following shall be submitted to and agreed in writing with the planning authority:
 - (a) A revised southern elevation drawing of Block B, and corresponding ground floor plan, indicating a reduction in the extent of blank façade addressing the communal open space area to the southeast of same. This shall be achieved through the insertion of door and/ or window openings serving the Bike Store 01 and the southeastern-located bin store.
 - (b) A revised ground floor plan drawing indicating a reduction in the extent of flat ground vents proposed within the permitted open space sited between

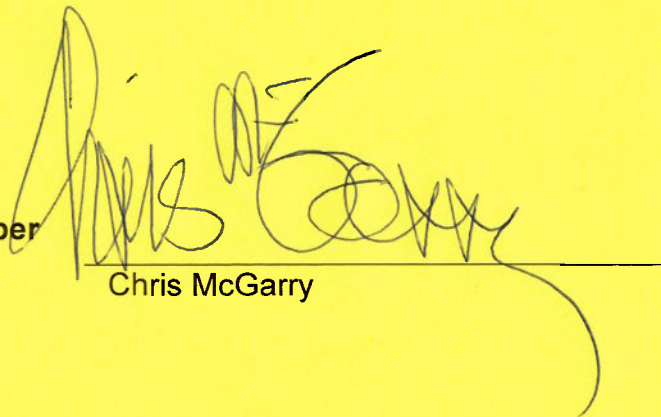
Blocks A and B. The developer is advised to utilise street furniture, planters, bollards or similar to disguise same.

(c) A revised landscaping plan which details the final design, finishes, method of construction and/ or installation of seating, equipment in play area, footpaths, bicycle stands, and covered bicycle stands, art works and alternative vent proposals, hard and soft landscaping and lighting proposals.

(d) An updated phasing plan in respect of the completion of the landscaping. No occupation of any of the apartments permitted in Phase 2 of the development shall occur prior to the completion of the landscaping. No works shall commence on site until written agreement has been received from the planning authority.

Reason: In the interest of orderly development, to protect the amenities of the area, and to ensure that the development shall be in accordance with the permission and that effective control be maintained.

Board Member

A handwritten signature in black ink, appearing to read 'Chris McGarry', is written over a horizontal line. The signature is stylized and cursive.

Chris McGarry

Date: 26/03/2025